

PHA Plans

5 Year Plan for Fiscal Years 2001 - 2005
Annual Plan for Fiscal Year 2001

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

**PHA Plan
Agency Identification**

PHA Name: *Metropolitan Development and Housing Agency*

PHA Number: *TN 37 P005*

PHA Fiscal Year Beginning: *10/2001*

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

- ☒ Main administrative office of the PHA
- ☒ PHA development management offices
- ☐ PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- ☒ Main administrative office of the PHA
- ☒ PHA development management offices
- ☐ PHA local offices
- ☐ Main administrative office of the local government
- ☐ Main administrative office of the County government
- ☐ Main administrative office of the State government
- ☐ Public library
- ☐ PHA website
- ☐ Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- ☒ Main business office of the PHA
- ☐ PHA development management offices
- ☐ Other (list below)

5-YEAR PLAN
PHA FISCAL YEARS 2001 - 2005
[24 CFR Part 903.5]

A. Mission

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- ☐ The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- ☒ The PHA's mission is: (state mission here)
The mission of the Metropolitan Development and Housing Agency is to serve the citizens of Metropolitan Nashville by:
- *Providing affordable housing opportunities in a safe environment*
 - *Revitalizing and maintaining neighborhoods and a strong urban core*
 - *Forming effective partnerships to maximize social and economic opportunities*

The mission shall be accomplished by a fiscally responsible, creative organization committed to excellence in public service.

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

- ☒ PHA Goal: Expand the supply of assisted housing
- Objectives:
- ☒ Apply for additional rental vouchers: *500 new tenant-based vouchers*
 - ☐ Reduce public housing vacancies: *vacancy rate is already less than 2%*
 - ☒ Leverage private or other public funds to create additional housing opportunities: *through HOPE VI, create 500 mixed finance units*
 - ☐ Acquire or build units or developments
 - ☐ Other (list below)

- ☒ PHA Goal: Improve the quality of assisted housing
- Objectives:
- ☒ Improve public housing management: *PHAS score for the Year 2000 was 96.1; MDHA intends to maintain its status as a High Performer each year.*
 - ☒ Improve voucher management: (SEMAP score): *initial SEMAP score for 9/30/00 still not available as of June 26, 2001.*
 - ☒ Increase customer satisfaction by *scheduling motivational and customer service training for administrative staff who interact with residents.*
 - ☒ Concentrate on efforts to improve specific management functions: *with a primary focus on holding down the vacancy rate and accelerating unit turn-around time in public housing.*
 - ☒ Renovate or modernize public housing units: *Final Phase of Andrew Jackson, then J. C. Napier Homes and Cumberland View to be modernized, followed by work on several of the highrises.*
 - ☒ Demolish or dispose of obsolete public housing: *MDHA intends to apply for a third HOPE VI program during the year 2002.*
 - ☒ Provide replacement public housing: *Complete the rebuilding of Preston Taylor Homes under the HOPE VI program and initiate work at another development.*
 - ☒ Provide replacement vouchers: *Apply for additional voucher as replacements for Preston Taylor and for the new HOPE VI site.*
 - ☐ Other: (list below)
- ☒ PHA Goal: Increase assisted housing choices
- Objectives:
- ☒ Provide voucher mobility counseling:
 - ☒ Conduct outreach efforts to potential voucher landlords: *goal is to attract 50 new owners in each year of the 5 year Plan.*
 - ☐ Increase voucher payment standards
 - ☒ Implement voucher homeownership program: *goal of 15 new homeowners each year.*
 - ☒ Implement public housing or other homeownership programs: *encourage homeownership in connection with HOPE VI, including 100 new homeowners at Preston Taylor.*
 - ☐ Implement public housing site-based waiting lists:
 - ☐ Convert public housing to vouchers:
 - ☐ Other: (list below)

HUD Strategic Goal: Improve community quality of life and economic vitality

- ☒ PHA Goal: Provide an improved living environment
- Objectives:
- ☒ Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments: *utilization of lower flat rents at certain hard-to-lease family developments.*
 - ☐ Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - ☒ Implement public housing security improvements: *Explore feasibility of a new type of security system for the elderly high-rise developments.*
 - ☐ Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - ☒ Other: (list below) *Refer Section 8 participants to landlords who have units in non-impacted areas.*

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

- ☒ PHA Goal: Promote self-sufficiency and asset development of assisted households
- Objectives:
- ☒ Increase the number and percentage of employed persons in assisted families: *MDHA will continue to provide Walgreens' Cashier training for residents of public housing on a monthly basis; the components includes job placement. A similar program will be initiated with the Marriott Corporation. Job listings will be posted at all family developments and we will continue to make referrals to major employers such as Opry Mills, Exxon, Kroger, and Whirlpool. MDHA has 3 Social Service Coordinators what work in the area of self-sufficiency.*
 - ☒ Provide or attract supportive services to improve assistance recipients' employability: *MDHA will provide office space at minimal or no cost for service provider agencies. Agency will continue partnerships with Welfare to Work agencies (such as Nashville Urban League, Middle Tennessee Career Advancement Center, and DHS). Providing case management, job referrals, and such supportive services as transportation, counseling, and drug treatment.*
 - ☒ Provide or attract supportive services to increase independence for the elderly or families with disabilities. *MDHA will maintain partnerships with AmeriCorps, the Mental Health Cooperative, the Meharry School of Medicine, and Metro Teachers Transportation Services to provide services to these residents; we will also maintain social service coordinators at each high rise and will provide homemaker services for frail elderly and disabled residents who are not able to maintain their own homes.*

☐ Other: (list below)

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- ☒ PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
- ☐ Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
 - ☐ Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
 - ☒ Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required: *The Agency will retrofit public housing units with fixtures and equipment necessary to accommodate the needs of residents with specific disabilities.*
 - ☒ Other: (list below) *Increase the percentage of families with children living in low-poverty Census tracts by at least 2% from the previous program year.*

Other PHA Goals and Objectives: (list below)

Annual PHA Plan
PHA Fiscal Year 2001
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

☐ **Standard Plan**

Streamlined Plan:

- ☒ **High Performing PHA**
☐ **Small Agency (<250 Public Housing Units)**
☐ **Administering Section 8 Only**

☐ **Troubled Agency Plan**

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

For the year ended September 30, 2000, MDHA was again rated by HUD as a “high performer” with a PHAS score of 96.1; the Agency had been rated as a “high performer” in each year of the Public Housing Management Assessment Program (“PHMAP”) as well as the previous Decontrol Program. Therefore, this Plan largely reflects a continuation of current policies and procedures, modified for the most part only by legislative or regulatory changes coming into effect for the new fiscal year (such as implementation of the pet policy in family developments, programming of “retained rental income” for resident services and improvements, and implementation of the newly revised deconcentration program. The Plan also describes the proposed uses of Capital Fund and Drug Elimination Program resources for the coming year.

MDHA had previously adopted the “one strike and you’re out” policies for applicant screening and lease enforcement in both the public housing and Section 8 programs; in the year just ended, nearly 100 public housing applicants were denied admission and nearly another 100 tenants were evicted under this policy. The old Federal preferences for admission to both public housing and Section 8 have been replaced by local preferences which favor households with stable employment. Steady employment has also been a key characteristic of Section 8 residents who have opted to become homeowners under the Section 8 Homeownership Program.

We have updated our analysis of average incomes at each of our family developments under the new deconcentration procedures. Our Scattered Site Housing and our new

Vine Hill (HOPE VI) both had significantly higher incomes, but this was the consequence of specific strategies in these programs to promote up-ward mobility of residents. Two developments (James A. Cayce and Sam Levy Homes) had average incomes more than 15% below the average; lower flat rents will be offered at these developments to attract higher income residents. Two developments (Edgehill Homes and Parkway Terrace) had average incomes more than 15% above the average; these developments tend to have higher percentages of elderly (with Social Security income) and of employed persons who maintain residence for longer periods of time. New admissions and fewer new elderly admissions will bring the average incomes at these developments closer to the average.

Capital Fund expenditures this year will focus on completing Phase II of the renovation at Andrew Jackson, starting the first phases of the renovation at J. C. Napier and Cumberland View, and constructing replacement units at Preston Taylor (HOPE VI). Management improvements will be funded largely with accumulated balances from previous years, with new funding in this year allocated to replacement of the financial system software.

Drug Elimination Program activities will continue the types of activities supported in prior years (enhanced police protection, preventative youth programs, and focus on high-risk youth); the primary target areas this year will be James A. Cayce Homes, Parkway Terrace, Sam Levy Homes, Cumberland View, and John Henry Hale Homes.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

- A Admissions Policy for Deconcentration
- B FY 2001 Capital Fund Program Annual Statements and Performance and Evaluation Reports on Open Capital Fund Programs
- C Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- D Assessment of Site-Based Waiting List Development Demographic Changes
- E Section 8 Homeownership Capacity Statement
- F Implementation of Public Housing Resident Community Service Requirements
- G Pet Policy
- H Progress in Meeting 5-Year Plan Mission and Goals
- I Resident Membership on the PHA Governing Board
- J Membership of the Resident Advisory Boards

Optional Attachments:

- K PHA Management Organizational Chart
- L FY 2001 Capital Fund Program 5 Year Action Plan
- M Public Housing Drug Elimination Program (PHDEP) Plan (including revisions to prior year PHDEP plans)
- N Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) and Summary of Public Hearing
- ☐ Other (List below, providing each attachment name)

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or	Annual Plan: Operations and Maintenance

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	eradication of pest infestation (including cockroach infestation)	
	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
N/A	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
X	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
X	<i>Local Preference Determination Form</i>	
X	<i>Criminal History Records Check Request Form</i>	
X	<i>Board Resolution Adopting Public Housing Minimum Rent</i>	
X	<i>Apartment Lease for Public Housing</i>	
X	<i>Lease Addendum: Pets in Family Developments</i>	
X	<i>Housing Market Analysis for Nashville-Davidson County</i>	
X	<i>MDHA Capitalization Policy (Finance)</i>	
X	<i>MDHA Check Signing Policy (Finance)</i>	
X	<i>Employee Personnel Policy (January 2001)</i>	
X	<i>Employee Safety Manual</i>	
X	<i>Bloodborne Disease Plan</i>	
X	<i>Procurement Policy</i>	

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income <= 30% of AMI	25,780	4	3	3	2	3	5
Income >30% but <=50% of AMI	17,160	5	5	3	2	3	4
Income >50% but <80% of AMI	22,950	4	4	2	2	3	3
Elderly	11,615	4	4	2	3	1	2
Families with Disabilities	1,184	4	4	2	4	2	2
White	67,174	4	3	3	2	3	2
African-American	26,139	4	3	3	2	3	3

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Hispanic	948	3	3	2	2	3	3
Other Ethnic	1,568	4	3	3	2	3	3

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- ☒ Consolidated Plan of the Jurisdiction/s
Indicate year: 1999 (Note: Overall needs in rows 1 through 3 in the above table are based on the 1999 Consolidated Plan data).
- ☒ U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset (Note: Overall needs in the remaining rows are based on Census data)
- ☐ American Housing Survey data
Indicate year:
- ☐ Other housing market study
Indicate year:
- ☐ Other sources: (list and indicate year of information)

B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List (as of April 1, 2001)			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
	# of families	% of total families	Annual Turnover
Waiting list total	1,469		725
Extremely low income <=30% AMI	985	67%	
Very low income (>30% but <=50%	421	29%	

Housing Needs of Families on the Waiting List (as of April 1, 2001)			
AMI)			
Low income (>50% but <80% AMI)	63	4%	
Families with children	1,340	91%	
Elderly families	19	1%	
Single/non-elderly	39	3%	
Families with Disabilities	71	5%	
White	80	5%	
African-American	1,382	94%	
Other Ethnic	7	0.6%	
<p>Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes</p> <p>If yes:</p> <p>How long has it been closed (# of months)? Closed in November of 2000</p> <p>Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes</p> <p>Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes</p>			

Housing Needs of Families on the Waiting List (as of April 1, 2001)			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Public Housing			
	# of families	% of total families	Annual Turnover
Waiting list total	232		1700
Extremely low income <=30% AMI	155	67%	
Very low income (>30% but <=50% AMI)	68	29%	
Low income (>50% but <80% AMI)	9	4%	
Families with children	148	64%	

Housing Needs of Families on the Waiting List (as of April 1, 2001)			
Elderly families	10	4%	
Single	17	8%	
White	47	20%	
African-American	183	79%	
Other ethnicity	2	1%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	60	28%	
2 BR	103	49%	
3 BR	41	20%	
4 BR	5	3%	
5 BR	0	0%	
5+ BR	0	0%	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List (as of April 1, 2001)			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction: <i>Vine Hill HOPE VI</i>			
	# of families	% of total families	Annual Turnover
Waiting list total	203		<i>(Unknown)</i>
Extremely low income <=30% AMI	119	59%	
Very low income (>30% but <=50% AMI)	65	32%	
Low income (>50% but <80% AMI)	19	9%	
Families with children	167	82%	
Elderly families	4	2%	

Housing Needs of Families on the Waiting List (as of April 1, 2001)			
Families with Disabilities	32	16%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	56	28%	
2 BR	75	37%	
3 BR	72	35%	
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes: How long has it been closed? <i>Since August 1999</i> Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <i>Residents of the old Vine Hill housing</i>			

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- ☒ Employ effective maintenance and management policies to minimize the number of public housing units off-line
- ☒ Reduce turnover time for vacated public housing units
- ☐ Reduce time to renovate public housing units
- ☒ Seek replacement of public housing units lost to the inventory through mixed finance development
- ☒ Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- ☒ Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction

- ☐ Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- ☒ Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- ☒ Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- ☒ Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- ☐ Other (list below)

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- ☒ Apply for additional section 8 units should they become available
- ☒ Leverage affordable housing resources in the community through the creation of mixed - finance housing
- ☒ Pursue housing resources other than public housing or Section 8 tenant-based assistance. *Use of bank and/or bond financing to purchase and retain affordable rental units.*
- ☐ Other: (list below)

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

Select all that apply

- ☒ Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing (*64% of recent move-ins were at 30% or below*)
- ☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- ☐ Employ admissions preferences aimed at families with economic hardships
- ☒ Adopt rent policies to support and encourage work
- ☐ Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- ☒ Employ admissions preferences aimed at families who are working
- ☒ Adopt rent policies to support and encourage work
- ☐ Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- ☐ Seek designation of public housing for the elderly
- ☐ Apply for special-purpose vouchers targeted to the elderly, should they become available
- ☐ Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- ☐ Seek designation of public housing for families with disabilities
- ☒ Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- ☒ Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- ☒ Affirmatively market to local non-profit agencies that assist families with disabilities
- ☐ Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- ☒ Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- ☐ Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- ☒ Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- ☒ Market the section 8 program to owners outside of areas of poverty /minority concentrations

☐ Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- ☒ Funding constraints
- ☒ Staffing constraints
- ☒ Limited availability of sites for assisted housing
- ☐ Extent to which particular housing needs are met by other organizations in the community
- ☒ Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- ☐ Influence of the housing market on PHA programs
- ☒ Community priorities regarding housing assistance
- ☒ Results of consultation with local or state government
- ☒ Results of consultation with residents and the Resident Advisory Board
- ☒ Results of consultation with advocacy groups
- ☐ Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.79 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2001 grants)		
a) Public Housing Operating Fund	20,700,000	
b) Public Housing Capital Fund (includes Replacement Housing)	11,239,736	
c) HOPE VI Revitalization	N/A	
d) HOPE VI Demolition	N/A	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
e) Annual Contributions for Section 8 Tenant-Based Assistance	21,800,000	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	1,530,658	
g) Resident Opportunity and Self-Sufficiency Grants	N/A	
h) Community Development Block Grant	N/A	
i) HOME	N/A	
Other Federal Grants (list below)		
Supportive Services	350,000	Services for residents
2. Prior Year Federal Grants (unobligated funds only) (list below)		
HOPE VI Preston Taylor	9,361,000	Completion of HOPE VI
2000 Capital Fund Program	2,000,000	Comprehensive modernization
2000 Capital Fund Replacement Housing Factor	271,321	Develop replacement housing near Preston Taylor
3. Public Housing Dwelling Rental Income	9,900,000	
4. Other income (list below)		
Investment Income	970,000	
Miscellaneous Income	546,000	
4. Non-federal sources (list below)		
Total resources	78,668,715	

Because this financial resources statement was prepared based on very preliminary funding estimates and while grant applications had not yet been submitted or reviewed, we specifically reserve the right to change this statement based on later, more accurate information.

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- ☐ When families are within a certain number of being offered a unit: (state number)
- ☐ When families are within a certain time of being offered a unit: (state time)
- ☒ Other: (describe) *Eligibility established at application time.*

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- ☒ Criminal or Drug-related activity
- ☒ Rental history
- ☒ Housekeeping *(based on previous landlord reports)*
- ☒ Other (describe): *Record check of former MDHA residents*

c. ☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. ☒ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. ☒ Yes ☐ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

On items d and e, such record checks are not requested on all applicants but only on those who indicate on their application that they have an out-of-state criminal record.

(2) Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- ☒ Community-wide list
- ☐ Sub-jurisdictional lists
- ☒ Site-based waiting lists *(For Vine Hill and Preston Taylor HOPE VI sites)*

☐ Other (describe)

b. Where may interested persons apply for admission to public housing?

☒ PHA main administrative office

☒ PHA development site management office (*for HOPE VI sites only*)

☐ Other (list below)

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year? 2

2. ☒ Yes ☐ No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists? *The Preston Taylor site-based list is new*

3. ☒ Yes ☐ No: May families be on more than one list simultaneously
If yes, how many lists? *Community-wide and both HOPE VI sites*

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

☐ PHA main administrative office

☐ All PHA development management offices

☒ Management offices at developments with site-based waiting lists

☐ At the development to which they would like to apply

☐ Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

☐ One

☐ Two

☒ Three or More

b. ☐ Yes ☒ No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA: *At the HOPE VI sites, only one offer is made.*

(4) Admissions Preferences

a. Income targeting:

- ☒ Yes ☐ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- ☒ Emergencies
☒ Overhoused
☒ Underhoused
☒ Medical justification
☒ Administrative reasons determined by the PHA (e.g., to permit modernization work)
☐ Resident choice: (state circumstances below)
☐ Other: (list below)

c. Preferences

1. ☒ Yes ☐ No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection **(5) Occupancy**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- ☒ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
☒ Victims of domestic violence
☐ Substandard housing
☒ Homelessness
☐ High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- ☒ Working families and those unable to work because of age or disability
☐ Veterans and veterans' families
☐ Residents who live and/or work in the jurisdiction
☐ Those enrolled currently in educational, training, or upward mobility programs

- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☒ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

4 Date and Time

Former Federal preferences:

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 1 Victims of domestic violence
- Substandard housing
- 3 Homelessness
- High rent burden

Other preferences (select all that apply)

- 2 Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in the jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- 1 Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

- ☐ The PHA applies preferences within income tiers
- ☒ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- ☒ The PHA-resident lease
- ☒ The PHA's Admissions and (Continued) Occupancy policy
- ☒ PHA briefing seminars or written materials
- ☐ Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- ☒ At an annual reexamination and lease renewal
- ☒ Any time family composition changes
- ☒ At family request for revision
- ☐ Other (list)

(6) Deconcentration and Income Mixing

a. ☒ Yes ☐ No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.

b. ☒ Yes ☐ No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name:	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]
James A. Cayce	738	(Below 85%)	Use lower flat rents to entice more working households and elderly/disabled to accept units here
Sam Levy Homes	480	(Below 85%)	Same as above

Edgehill Homes	380	(Above 115%)	Higher flat rents than the two developments above should discourage selection by working households and elderly/disabled
Parkway Terrace	125	(Above 115%)	Same as above
Scattered Sites	366	(iv) C: configuration promotes income deconcentration	N/A
New Vine Hill	136	(iv) B: specifically authorized strategy under HOPE VI program	N/A

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- ☒ Criminal or drug-related activity only to the extent required by law or regulation
- ☐ Criminal and drug-related activity, more extensively than required by law or regulation
- ☐ More general screening than criminal and drug-related activity (list factors below)
- ☐ Other (list below)
- b. ☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. ☒ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

- d. ☒ Yes ☐ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

Record checks for c and d only if applicant indicates out-of-state criminal record.

- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- ☐ Criminal or drug-related activity
☐ Other (describe below)

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- ☒ None
☐ Federal public housing
☐ Federal moderate rehabilitation
☐ Federal project-based certificate program
☐ Other federal or local program (list below)

- b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

- ☒ PHA main administrative office
☐ Other (list below)

(3) Search Time

- a. ☒ Yes ☐ No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below: *Based on a request from the Voucher holder, MDHA will grant an extension if the applicant has demonstrated serious effort to find a unit that can pass HQS inspection.*

(4) Admissions Preferences

- a. Income targeting

- ☐ Yes ☒ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. ☒ Yes ☐ No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- ☒ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☒ Victims of domestic violence
- ☒ Substandard housing (*Cases referred by Metropolitan Codes Department*)
- ☒ Homelessness
- ☐ High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- ☒ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in your jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☒ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☒ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

4 Date and Time

Former Federal preferences

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 1 Victims of domestic violence

- 1 Substandard housing
- 3 Homelessness
- N/A High rent burden

Other preferences (select all that apply)

- 2 Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in your jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- 2 Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- 1 Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- ☒ Date and time of application
- ☐ Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one) *(Not applicable)*

- ☐ This preference has previously been reviewed and approved by HUD
- ☐ The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- ☐ The PHA applies preferences within income tiers
- ☒ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements *This has been the case thus far; if the applicant pool does not ensure adequate targeting on its own, MDHA would apply preferences within income tiers.*

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- ☒ The Section 8 Administrative Plan
- ☒ Briefing sessions and written materials
- ☐ Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- ☒ Through published notices
- ☒ Other (list below) *Notification to social welfare agencies and service providers.*

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- ☐ The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

- ☒ The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- ☐ \$0

- ☐ \$1-\$25
☒ \$26-\$50 (\$30)

2. ☐ Yes ☒ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below: ***Not applicable***

c. Rents set at less than 30% than adjusted income

1. ☐ Yes ☒ No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of **the discretionary (optional) deductions** and/or exclusions policies does the PHA plan to employ (select all that apply)

- ☐ For the earned income of a previously unemployed household member
☐ For increases in earned income
☐ Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:

- ☐ Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:

- ☐ For household heads
☐ For other family members
☐ For transportation expenses
☐ For the non-reimbursed medical expenses of non-disabled or non-elderly families
☐ Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- ☐ Yes for all developments
- ☐ Yes but only for some developments
- ☒ No (*MDHA has converted from ceiling rents to flat rents*)

2. For which kinds of developments are ceiling rents in place? (select all that apply)

Not applicable

- ☐ For all developments
- ☐ For all general occupancy developments (not elderly or disabled or elderly only)
- ☐ For specified general occupancy developments
- ☐ For certain parts of developments; e.g., the high-rise portion
- ☐ For certain size units; e.g., larger bedroom sizes
- ☐ Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

Not applicable

- ☐ Market comparability study
- ☐ Fair market rents (FMR)
- ☐ 95th percentile rents
- ☐ 75 percent of operating costs
- ☐ 100 percent of operating costs for general occupancy (family) developments
- ☐ Operating costs plus debt service
- ☐ The "rental value" of the unit
- ☐ Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- ☐ Never
- ☒ At family option
- ☒ Any time the family experiences an income increase
- ☐ Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- ☒ Other (list below) *When there is a change in the composition of the household.*

g. ☐ Yes ☒ No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- ☐ The section 8 rent reasonableness study of comparable housing
- ☐ Survey of rents listed in local newspaper
- ☒ Survey of similar unassisted units in the neighborhood
- ☐ Other (list/describe below)

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

- ☐ At or above 90% but below 100% of FMR
- ☒ 100% of FMR
- ☐ Above 100% but at or below 110% of FMR
- ☐ Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply) *Not applicable*

- ☐ FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- ☐ The PHA has chosen to serve additional families by lowering the payment standard
- ☐ Reflects market or submarket
- ☐ Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply) *Not applicable*

- ☐ FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- ☐ Reflects market or submarket

- ☐ To increase housing options for families
☐ Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- ☒ Annually *When the FMRs are revised by HUD*
☐ Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- ☒ Success rates of assisted families
☒ Rent burdens of assisted families
☐ Other (list below)

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- ☐ \$0
☐ \$1-\$25
☒ \$26-\$50 *(\$40)*

b. ☐ Yes ☒ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- ☒ An organization chart showing the PHA's management structure and organization is attached.
☐ A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	5,838	1,660
Section 8 Vouchers	4,359	750
Section 8 Certificates	0	0
Section 8 Mod Rehab	308	110
Special Purpose Section 8 Certificates/Vouchers (list individually)	Shelter Plus Care: 185	60
Public Housing Drug Elimination Program (PHDEP)	1,569	430
Other Federal Programs(list individually)		

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

- (1) Public Housing Maintenance and Management: (list below)
Housing Management Manual, Comprehensive Maintenance Plan
- (2) Section 8 Management: (list below)
Section 8 Administrative Plan

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

A. Public Housing

1. ☐ Yes ☒ No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- ☒ PHA main administrative office
☒ PHA development management offices
☐ Other (list below)

B. Section 8 Tenant-Based Assistance

1. ☐ Yes ☒ No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- ☒ PHA main administrative office
☐ Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

☒ The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment "B"

-or-

☐ The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a. ☒ Yes ☐ No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

☒ The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment "L"

-or-

☐ The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

- ☒ Yes ☐ No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
- b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name: *Vine Hill*
2. Development (project) number: *TN 37 P005 037*
3. Status of grant: (select the statement that best describes the current status)
 - ☐ Revitalization Plan under development
 - ☐ Revitalization Plan submitted, pending approval
 - ☐ Revitalization Plan approved
 - ☒ Activities pursuant to an approved Revitalization Plan underway

1. Development name: *Preston Taylor Homes – Phase I*
2. Development (project) number: *TN 37 P005 008*
HOPE VI Grant Number TN 43 URD 005
3. Status of grant: (select the statement that best describes the current status)
 - ☐ Revitalization Plan under development
 - ☐ Revitalization Plan submitted, pending approval
 - ☐ Revitalization Plan approved
 - ☒ Activities pursuant to an approved Revitalization Plan underway

1. Development name: *Preston Taylor Homes – Phase II*
2. Development (project) number: *TN 37 P005 008*
HOPE VI Grant Number TN 43 URD 005
3. Status of grant: (select the statement that best describes the current status)
 - ☒ Revitalization Plan under development
 - ☐ Revitalization Plan submitted, pending approval
 - ☐ Revitalization Plan approved
 - ☐ Activities pursuant to an approved Revitalization Plan underway

- ☒ Yes ☐ No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?

If yes, list development name/s below: *Developments currently under consideration include portions of James A. Cayce Homes, Sam Levy Homes, Tony Sudekum Homes, and John Henry Hale Homes*

☒ Yes ☐ No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?

If yes, list developments or activities below:

Mixed-finance as part of Phases I and II at Preston Taylor HOPE VI program

☐ Yes ☒ No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?

If yes, list developments or activities below:

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. ☒ Yes ☐ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

☐ Yes ☒ No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

Demolition/Disposition Activity Description
1a. Development name: <i>Preston Taylor Homes (Phases I and II)</i>
1b. Development (project) number: <i>TN 37 P005 008</i>
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input checked="" type="checkbox"/> <i>There was both a demolition and a disposition application.</i> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved , submitted, or planned for submission: <i>(March 24, 2000)</i>
5. Number of units affected: <i>550</i>
6. Coverage of action (select one)

<input type="checkbox"/> Part of the development
<input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: <i>05/2000</i> b. Projected end date of activity: <i>10/2001</i>

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. ☒ Yes ☐ No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

- ☐ Yes ☒ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

Designation of Public Housing Activity Description
1a. Development names: <i>Edgefield Manor, I. G. Gernert, Carleen Waller Manor</i>
1b. Development (project) number: <i>TN 5-13, TN 5-14, TN 5-28A</i>
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA’s Designation Plan <input checked="" type="checkbox"/>

Submitted, pending approval <input type="checkbox"/>
Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: <u>(12/21/2000)</u>
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <i>(Renewal of a plan initiated in 1995)</i> <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: <u>449</u>
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development names: <i>Hadley Park Towers, Madison Towers, Parthenon Towers, Vine Hill Towers</i>
1b. Development (project) number: <i>TN 5-19, TN 5-20, TN 5-21, TN 5-24</i>
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input checked="" type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(12/21/2000)</u>
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <i>(Renewal of a plan initiated in 1995)</i> <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: <u>807</u>
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. ☐ Yes ☒ No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one

activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 11. If “No”, complete the Activity Description table below.

Conversion of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	
<input type="checkbox"/>	Assessment underway
<input type="checkbox"/>	Assessment results submitted to HUD
<input type="checkbox"/>	Assessment results approved by HUD (if marked, proceed to next question)
<input type="checkbox"/>	Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	
<input type="checkbox"/>	Conversion Plan in development
<input type="checkbox"/>	Conversion Plan submitted to HUD on: (DD/MM/YYYY)
<input type="checkbox"/>	Conversion Plan approved by HUD on: (DD/MM/YYYY)
<input type="checkbox"/>	Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)	
<input type="checkbox"/>	Units addressed in a pending or approved demolition application (date submitted or approved:)
<input type="checkbox"/>	Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:)
<input type="checkbox"/>	Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:)
<input type="checkbox"/>	Requirements no longer applicable: vacancy rates are less than 10 percent
<input type="checkbox"/>	Requirements no longer applicable: site now has less than 300 units
<input type="checkbox"/>	Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. ☐ Yes ☒ No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

- ☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name:
1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPE I

<input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: <u>(DD/MM/YYYY)</u>
5. Number of units affected: 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

1. ☒ Yes ☐ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

- ☒ Yes ☐ No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- ☐ 25 or fewer participants
☐ 26 - 50 participants
☒ 51 to 100 participants *(There were 63 active participants in Feb. 2000)*
☐ more than 100 participants

b. PHA-established eligibility criteria

☒ Yes ☐ No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below: *Either active in the Family Self-sufficiency program or currently paying \$300 or more in monthly rent.*

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

☒ Yes ☐ No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? Apr. 11, 2001

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- ☒ Client referrals
- ☒ Information sharing regarding mutual clients (for rent determinations and otherwise)
- ☒ Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- ☐ Jointly administer programs
- ☐ Partner to administer a HUD Welfare-to-Work voucher program
- ☐ Joint administration of other demonstration program
- ☐ Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- ☒ Public housing rent determination policies
- ☒ Public housing admissions policies
- ☐ Section 8 admissions policies
- ☐ Preference in admission to section 8 for certain public housing families
- ☐ Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- ☐ Preference/eligibility for public housing homeownership option participation
- ☒ Preference/eligibility for section 8 homeownership option participation
- ☐ Other policies (list below)

b. Economic and Social self-sufficiency programs

- ☒ Yes ☐ No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
<i>Economic Development-self sufficiency: training and employment program providing supportive services such as child care and transportation (HOPE VI related</i>	82	<i>Residents of Preston Taylor Homes</i>	<i>1. Development Office 2. West Nashville Workforce Center</i>	<i>Public Housing</i>
<i>Walgreen's Cashier Training</i>	<i>100</i>	<i>PH Residents</i>	<i>Central Office</i>	<i>Public Housing</i>
<i>Jobs & Skills for Retail Sales</i>	<i>100</i>	<i>Residents of Preston Taylor</i>	<i>Preston Taylor, Dollar General, Mills Corp.</i>	<i>Public Housing</i>
<i>Jobs & Skills for Health Care</i>	<i>15</i>	<i>Residents of Preston Taylor</i>	<i>Preston Taylor, St. Thomas Health Center</i>	<i>Public Housing</i>
<i>Job Readiness</i>	<i>103</i>	<i>Residents of Preston Taylor</i>	<i>Preston Taylor and variety of employers</i>	<i>Public Housing</i>
<i>Pathways/NCAC</i>	<i>115</i>	<i>Residents of</i>	<i>Nashville Career</i>	<i>Public Housing</i>

		<i>Preston Taylor</i>	<i>Advancement Center and Metro Social Services</i>	
<i>Entrepreneurial Training/Business Development</i>	<i>10</i>	<i>Residents of Preston Taylor</i>	<i>EGT, Inc.</i>	<i>Public Housing</i>
<i>Adult Basic Education/ GED/ ESL</i>	<i>20</i>	<i>Residents of Preston Taylor</i>	<i>Metro Schools and One room Drop In School</i>	<i>Public Housing</i>
<i>Heads High Workshops</i>	<i>150</i>	<i>Residents of Preston Taylor</i>	<i>Nashville Urban League</i>	<i>Public Housing</i>
<i>Computer training</i>	<i>326</i>	<i>Residents of Preston Taylor</i>	<i>Nashville Urban League, Nashville State tech, Metro Schools</i>	<i>Public Housing</i>
<i>Tutoring</i>	<i>67</i>	<i>Residents of Preston Taylor</i>	<i>Metro Schools (One Room Drop In School)</i>	<i>Public Housing</i>
<i>Youth Mentoring</i>	<i>67</i>	<i>Residents of Preston Taylor</i>	<i>EGT, Inc and Metro Schools</i>	<i>Public Housing</i>
<i>Elderly Food Services</i>	<i>40</i>	<i>Residents of Preston Taylor</i>	<i>St. Luke's Community House</i>	<i>Public Housing</i>
<i>Comprehensive Family Health Care</i>	<i>345</i>	<i>Residents of Preston Taylor</i>	<i>St. Thomas, Metro General hospital, Nashville Health Corps, TSU School of Dentistry</i>	<i>Public Housing</i>
<i>Homeownership Counseling</i>	<i>100</i>	<i>Residents of Preston Taylor</i>	<i>Woodbine Community Organization</i>	<i>Public housing</i>

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2001 Estimate)	Actual Number of Participants (As of: 03/01/2001)
Public Housing	0	14
Section 8	88	116

- b. ☐ Yes ☐ No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)
- ☒ Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
 - ☒ Informing residents of new policy on admission and reexamination
 - ☒ Actively notifying residents of new policy at times in addition to admission and reexamination.
 - ☒ Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
 - ☒ Establishing a protocol for exchange of information with all appropriate TANF agencies
 - ☐ Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

See Attachment "F"

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)
- ☒ High incidence of violent and/or drug-related crime in some or all of the PHA's developments
 - ☒ High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
 - ☒ Residents fearful for their safety and/or the safety of their children
 - ☐ Observed lower-level crime, vandalism and/or graffiti
 - ☒ People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
 - ☐ Other (describe below)

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

- ☒ Safety and security survey of residents
- ☒ Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- ☐ Analysis of cost trends over time for repair of vandalism and removal of graffiti
- ☒ Resident reports
- ☐ PHA employee reports
- ☒ Police reports
- ☒ Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- ☐ Other (describe below)

3. Which developments are most affected? (list below) *James A. Cayce Homes, Sam Levy Homes, Parkway Terrace, Cumberland View, John Henry Hale Homes, Tony Sudekum Homes, and J. C. Napier Homes*

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- ☒ Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- ☒ Crime Prevention Through Environmental Design
- ☒ Activities targeted to at-risk youth, adults, or seniors
- ☐ Volunteer Resident Patrol/Block Watchers Program
- ☒ Other (describe below) *Continuing contract with the Metro Police Department for a Special Task Force of officers assigned exclusively to public housing, and for undercover police operations as needed; also the enforcement of the one-strike policies for applicants and residents.*

2. Which developments are most affected? (list below) *James A. Cayce Homes, Sam Levy Homes, Parkway Terrace, Cumberland View, John Henry Hale Homes, Tony Sudekum Homes, and J. C. Napier Homes*

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- ☒ Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- ☒ Police provide crime data to housing authority staff for analysis and action
- ☒ Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- ☐ Police regularly testify in and otherwise support eviction cases
- ☐ Police regularly meet with the PHA management and residents
- ☒ Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- ☐ Other activities (list below)

2. Which developments are most affected? (list below)

James A. Cayce Homes, Sam Levy Homes, Parkway Terrace, Cumberland View, John Henry Hale Homes, Tony Sudekum Homes, and J. C. Napier Homes

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- ☒ Yes ☐ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- ☒ Yes ☐ No: Has the PHA included the PHDEP Plan for FY 2001 in this PHA Plan?
- ☒ Yes ☐ No: This PHDEP Plan is an Attachment. (*Attachment M*)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

See Attachment G.

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

- 1. ☒ Yes ☐ No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
- 2. ☒ Yes ☐ No: Was the most recent fiscal audit submitted to HUD?
- 3. ☐ Yes ☒ No: Were there any findings as the result of that audit?

4. ☐ Yes ☐ No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____
5. ☐ Yes ☐ No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component.
High performing and small PHAs are not required to complete this component.

1. ☒ Yes ☐ No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
- ☐ Not applicable
- ☐ Private management
- ☒ Development-based accounting
- ☐ Comprehensive stock assessment
- ☒ Other: *Referenced elsewhere is our Capital Funds Needs Assessment*
3. ☐ Yes ☒ No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. ☒ Yes ☐ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
- ☒ Attached at Attachment "N."
- ☐ Provided below:

3. In what manner did the PHA address those comments? (select all that apply)

☒ Considered comments, but determined that no changes to the PHA Plan were necessary. (*In most cases*)

☐ The PHA changed portions of the PHA Plan in response to comments

List changes below:

The Public Housing RAB cited a perception of staff being disrespectful to residents in their communications with them; this perception was factored into our response to the Resident Survey in the section of Communications.

Housing Management will be scheduling additional customer service classes for its employees.

☐ Other: (list below)

B. Description of Election process for Residents on the PHA Board

1. ☐ Yes ☒ No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. ☐ Yes ☒ No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- ☐ Candidates were nominated by resident and assisted family organizations
- ☐ Candidates could be nominated by any adult recipient of PHA assistance
- ☐ Self-nomination: Candidates registered with the PHA and requested a place on ballot
- ☐ Other: (describe)

b. Eligible candidates: (select one)

- ☐ Any recipient of PHA assistance
- ☐ Any head of household receiving PHA assistance
- ☐ Any adult recipient of PHA assistance
- ☐ Any adult member of a resident or assisted family organization
- ☐ Other (list)

c. Eligible voters: (select all that apply)

- ☐ All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- ☐ Representatives of all PHA resident and assisted family organizations

☐ Other (list)

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: *Metropolitan Nashville and Davidson County*
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
Note: MDHA prepared both the Consolidated Plan and the Agency Plan.
 - ☒ The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
 - ☒ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
 - ☒ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
 - ☒ Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
See Actions and programs directed to Affordable Housing Priority Needs #1,2, and 3 as described on pages 67 through 69 of the Consolidated Plan and the Public Housing Strategy described on pages 91 through 94.

☐ Other: (list below)

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)
The Anti-Poverty Strategy and the Affordable Housing Strategy described in the Plan provide for a continuum of support for homeless persons, through TANF and subsidized housing and into homeownership and self-sufficiency; Public Housing and Section 8 form part of this continuum, and CDBG, HOME, and other Metro programs provide support for households graduating out of the subsidized housing programs. There is an unusually collaborative relationship between the goals and strategies of the PHA Plan and the jurisdiction's Consolidated Plan since they are both developed and administered by the same Agency.

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

Responses to Issues Identified in Resident Survey

There were three areas of concern expressed by residents in the Resident Satisfaction Survey which require a response by MDHA; these were Security, Communication, and Neighborhood Appearance. Our responses to these concerns are as follows:

Security

MDHA will continue to utilize a Special Task Force to target problem areas and to address complaints received by the Agency. MDHA is negotiating with the Metropolitan Police Department to add an additional Task Force. Additional officers are hired under the Drug Elimination Grants to provide additional security after hours. A new monitoring system will be tested at Madison Towers; if successful, it will be expanded to all of the other highrises. The Agency's Chief of Security goes to all new-resident orientations to discuss security and general measures to increase resident safety; he also attends Resident Association meetings and coordinates activities of the Special Task Force and DEG officers. Residents receive safety booklets that outline crime prevention programs. Hotline numbers are routinely posted on bulletin boards. Additional safety tips are printed in the resident newsletter, the "Horizon."

Communication

Customer service is stressed at the monthly meetings of housing managers. In addition, the Training Office is scheduling customer service classes for staff who interact regularly with residents. The Housing Management Director's office has begun tracking all complaints it receives so that patterns can be detected and appropriate follow-up can be arranged.

Neighborhood Appearance

The Agency feels that it goes above and beyond in keeping up neighborhood appearances. Maintenance staff pick up trash on a daily basis; in fact, close to 30% of staff time is spent on trash pick-up alone. The Agency tows abandoned vehicles from its properties and coordinates with the Codes Department to remove such vehicles from public streets which border Agency properties. The Agency pays \$100,000 annually to double the frequency of dumpster pick-ups from what is normally provided in the community. Nearly \$45,000 is spent annually to replace burned dumpsters. The Agency partners with such community organizations as the Boy Scouts, the Tree Foundation, Hands on Nashville, and Vanderbilt University to do community beautification. These programs paint and repair playground equipment, build park benches, paint dumpsters, plant vegetation, and undertake other efforts to beautify public housing neighborhoods. Over 1,000 volunteers are utilized annually.

Attachments

Use this section to provide any additional attachments referenced in the Plans.



Attachment A

Deconcentration Admissions Policy

The Resolution quoted below was adopted by the MDHA Board of Commissioners on April 24, 2001, updating the policy it had adopted in June of 1999. The updated policy reflects the final HUD regulations on deconcentration which became effective January 22, 2001 and the staff analysis of the average incomes of our family developments as required under those final regulations.

Resolution No. 50-2001

"Whereas, The Board of Commissioners adopted by means of Resolution No. 104-99 a Deconcentration Admissions Policy as required by the Quality Housing and Work Responsibility Act of 1998; and

Whereas, The Department of Housing and Urban Development issued a final rule effective January 22, 2001 to implement the statutory deconcentration requirements; and

Whereas, An income analysis has been conducted by Agency staff in accordance with the new rule and two developments were found to have average incomes below the range of allowance provided for in the new rule; now, therefore, be it

RESOLVED by the Board of Commissioners of the Metropolitan Development and Housing Agency, That flat rents for James A. Cayce Homes and Sam Levy Homes shall remain lower than those for most family developments as a strategy to entice higher income families to locate and remain at these developments; and

RESOLVED, That the Agency staff is directed to continue to monitor average incomes in the Agency's family housing developments to detect any trends toward deviation from the average family income; and

RESOLVED, That the Agency staff is directed to prepare recommendations on adjustments to flat rents or other incentives which may be appropriate to promote income deconcentration of residents."

Attachment B: Capital Fund Annual Statements and Performance and Evaluation Reports

Annual Statement/Performance and Evaluation Report**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name: Metropolitan Development and Housing Agency		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: TN43P00550101		Federal FY of Grant: 2001	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs	1,252,000			
	Management Improvements Hard Costs				
4	1410 Administration	500,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	350,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	706,000			
10	1460 Dwelling Structures	5,176,159			
11	1465.1 Dwelling Equipment - Nonexpendable	460,000			
12	1470 Nondwelling Structures	569,000			
13	1475 Nondwelling Equipment	250,000			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	100,000			
18	1499 Development Activities	1,600,000			
19	1502 Contingency				
X X	Amount of Annual Grant:	10,963,159			
	Amount of line XX Related to LBP Activities	283,400			
	Amount of line XX Related to Aection 504 compliance	213,450			
	Amount of lineXX Related to Security - Soft Costs	90,000			
	Amount of line XX Related to Security - Hard Costs	296,000			
	Amount of line XX Related to Energy Conservation Measures	430,000			
	Collateralization Expenses or Debt Service				

Annual Statement/Performance and Evaluation Report**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)****Part II: Supporting Pages**

PHA Name: METROPOLITAN DEVELOPMENT AND HOUSING AGENCY		Grant Type and Number Capital Fund Program Grant No: TN43P00550101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-WIDE	Staff Maintenance Training	1408	L.S.	10,000				
PHA-WIDE	Residents Relocation Coordinator & Benefits	1408	L.S.	37,500				
PHA-WIDE	Model Housekeeping Program	1408	L.S.	12,000				
PHA-WIDE	Security Staff	1408	L.S.	90,000				
PHA-WIDE	Financial Software & Training	1408	L.S.	1,000,000				
PHA-WIDE	Data Processing Software & Training	1408	L.S.	102,500				
PHA-WIDE	Administrative	1410	L.S.	500,000				
PHA-WIDE	Fees & Costs	1430	L.S.	350,000				
PHA-WIDE	Replacement Ranges & Refrigerators	1465.1	L.S.	460,000				
PHA-WIDE	Data Processing & Communications Hdw.	1475	L.S.	100,000				
PHA-WIDE	Central Maintenance Equipment	1475	L.S.	150,000				
PHA-WIDE	Resident Relocation For Dev. Renovations	1495.1	L.S.	100,000				
TN037P005001 James A. Cayce	Partial Storm Door Replacement	1460	250	100,000				
TN037P005009 James A. Cayce	Heater replacement with salvaged heaters from Preston Taylor demolition project	1460	100 D.U.	200,000				
TN037P005006 John Henry Hale	Partial Storm Door Replacement	1460	125	48,750				
TN43URD005"I"199 Preston Taylor	Construct 18 New Units	1499	18 D.U.	1,600,000				
TN037P005012 Andrew Jackson	Phase II Renovation of Development, including site work, paving, fencing, exterior utilities, walk repairs and grounds improvements	1450	L.S.	486,000				
TN037P005012 Andrew Jackson	Phase II Interior Renovation of Development, including replace interior finishes, floors & walls, replace interior, exterior, storm and access doors, renovate kitchens, baths, plumbing, heaters, windows and screens, electrical systems, exterior roofs (all development), gutters & down spouts and lead abatement & unit conversions	1460	63 D.U.'s with 16 zero bedroom units being converted to 8 two bedroom units bringing the total to 55 units	2,024,400				

Annual Statement/Performance and Evaluation Report**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)****Part II: Supporting Pages**

PHA Name: METROPOLITAN DEVELOPMENT AND HOUSING AGENCY		Grant Type and Number Capital Fund Program Grant No: TN43R00550100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
TN037P005012 Andrew Jackson	Phase II Lead paint abatement	1460	63 D.U.'s to 55 D.U.'s	133,400				
TN037P005012 Andrew Jackson	Renovation of Management and Maintaince Bldgs & Community Bldg.	1470	3 Bldgs.	569,000				
TN037P005016 Cumberland View	Phase I Renovation I Renovation Interior Renovation of Development including finishes, flooring, walls, doors, kitchens, baths, plumbing, electrical, heaters, windows & screens	1460	10 Bldgs.	1,925,109				
TN037P005016 Cumberland View	Phase I Lead paint abatement	1460		150,000				
TN037P005016 Cumberland View	Phase I exterior renovations, walks, railings, fencing, clothes line poles, utility work and grounds refurbishment	1450	L.S.	220,000				
TN037P005019 Hadley Park Towers	Replace exterior storm and prime doors	1460	200	67,500				
TN037P005024 Vine Hill Towers	Install New Roofing & power assist doors at elevator lobbys	1460	L.S.	243,000				
TN037P005028 Carleen B. Waller	Install New Windows moved from 2000 CFP	1460	L.S.	100,000				
TN037P005025 Scattered Sites	Partial Storm Door replacement	1460	100	30,000				
TN037P005030 Scattered Sites	New Roofs & Leaf Guards	1460	22 Bldgs.	80,000				
TN037P005031 Scattered Sites	New Roofs & Leaf Guards	1460	20 Bldgs.	74,000				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part III: Implementation Schedule

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Attachment B: Capital Fund Annual Statements and Performance and Evaluation Reports

Annual Statement/Performance and Evaluation Report**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name: Metropolitan Development and Housing Agency		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: TN43R00550101		Federal FY of Grant: 2001	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
1	Total non-CFP Funds	Original	Revised	Obligated	Expended
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	276,577			
19	1502 Contingency				
	Amount of Annual Grant:	276,577			
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Aection 504 compliance				
	Amount of lineXX Related to Security - Soft Costs				
	Amount of line XX Related to Security - Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

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Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part III: Implementation Schedule

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Attachment B: Capital Fund Annual Statements and Performance and Evaluation Reports

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Metropolitan Development and Housing Agency		Grant Type and Number Capital Fund Program Grant No: TN43P00570798 Replacement Housing Factor Grant No:		Federal FY of Grant: 1998	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
1	Total non-CFP Funds	Original	Revised	Obligated	Expended
2	1406 Operations				
3	1408 Management Improvements Soft Costs	815,363	786,883	786,883	786,883
	Management Improvements Hard Costs				
4	1410 Administration	523,688	518,489	518,489	518,489
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	593,166	780,019	780,019	780,019
8	1440 Site Acquisition				
9	1450 Site Improvement	292,190	66,174	66,174	66,174
10	1460 Dwelling Structures	7,687,629	7,829,378	7,829,378	7,829,378
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	349,953	299,657	299,657	299,657
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	60,000	41,389	41,389	41,389
18	1499 Development Activities				
19	1502 Contingency				
X X	Amount of Annual Grant:	10,321,989	10,321,989	10,321,989	10,321,989
	Amount of line XX Related to LBP Activities	252,388	252,388	252,388	252,388
	Amount of line XX Related to Aection 504 compliance	0	233,609	233,609	233,609
	Amount of lineXX Related to Security - Soft Costs	519,228	430,980	430,980	430,980
	Amount of line XX Related to Security - Hard Costs	751,329	3,265,648	3,265,648	3,265,648
	Amount of line XX Related to Energy Conservation Measures	1,742,608	1,910,308	1,910,308	1,910,308
	Collateralization Expenses or Debt Service	0	0	0	0

Annual Statement/Performance and Evaluation Report**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)****Part II: Supporting Pages**

PHA Name: Metropolitan Development and Housing Agency		Grant Type and Number Capital Fund Program Grant No: TN43P00570798 Replacement Housing Factor Grant No:				Federal FY of Grant: 1998		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-Wide	Staff Maintenance Training	1408	L.S.	0	745	745	745	Complete
PHA-Wide	Security Coordinator & Benefits	1408	L.S.	89,228	89,228	89,228	89,228	Complete
PHA-Wide	Enhanced Police Enforcement	1408	L.S.	430,000	341,752	341,752	341,752	Complete
PHA-Wide	Model Housekeeping Program	1408	L.S.	25,000	24,054	24,054	24,054	Complete
PHA-Wide	Resident Relocation Coordinator & Benefits	1408	1	58,664	58,664	58,664	58,664	Complete
PHA-Wide	D.P. Software & Related Training	1408	L.S.	212,471	272,440	272,440	272,440	Complete
PHA-Wide	Data Processing Hardware	1475	L.S.	249,953	248,590	248,590	248,590	Complete
PHA-Wide	Administration Expenses	1410	L.S.	523,688	518,489	518,489	518,489	Complete
PHA-Wide	A&E Fees & Costs	1430	L.S.	593,166	780,019	780,019	780,019	Complete
PHA-Wide	Central Maintenance Equipment	1475	L.S.	100,000	51,067	51,067	51,067	Complete
TN037P005012 Andrew Jackson Courts	Site work, walks, parking, erosion & Playground	1450	L.S.	292,190	66,174	66,174	66,174	Complete but moved portion to 99
	Cover exterior wood trim all Bldgs.	1460	152 D.U.'s with 16 zero bedroom units being converted to 8 two bedroom units 20 units moved to 99 bringing the total to 124 units	162,432	162,432	162,432	162,432	Moved portion of work to 99. This completes the work in this year and also reflects that 16 zero bedroom have been converted to 8 one bedroom units with this funding.
	Plumbing piping replacement	1460		606,474	586,474	586,474	586,474	
	Renovate Kitchens	1460		597,684	587,684	587,684	587,684	
	Renovate Bathrooms	1460		450,998	450,998	450,998	450,998	
	Replace & relocate water heaters	1460		60,150	60,150	60,150	60,150	
	Replace heater & add ductwork	1460		323,948	323,948	323,948	323,948	
	Rework Electrical	1460		991,374	916,374	916,374	916,374	
	Interior & exterior LBP abatement	1460		252,388	252,388	252,388	252,388	
	Replace & refinish flooring	1460		289,195	289,195	289,195	289,195	
	Repaint interiors	1460		293,898	271,122	271,122	271,122	
	Replace interior doors	1460		222,326	222,326	222,326	222,326	
	Replace exterior doors & storm doors	1460		232,101	232,101	232,101	232,101	
	Repair existing windows & replace screens	1460		209,442	209,442	209,442	209,442	
	Resident relocation	1495.1	L.S.	60,000	41,389	41,389	41,389	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

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Attachment B: Capital Fund Annual Statements and Performance and Evaluation Reports

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part III: Implementation Schedule

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Attachment B: Capital Fund Annual Statements and Performance and Evaluation Reports

Annual Statement/Performance and Evaluation Report**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name: METROPOLITAN DEVELOPMENT AND HOUSING AGENCY		Grant Type and Number Capital Fund Program Grant No: TN43P00570899 Replacement Housing Factor Grant No:		Federal FY of Grant: 1999	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3-31-01 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs	863,464	844,219	844,219	305,388
	Management Improvements Hard Costs				
4	1410 Administration	487,500	507,656	507,656	507,656
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	500,000	500,000	336,633	146,978
8	1440 Site Acquisition				
9	1450 Site Improvement	412,285	605,885	184,000	
10	1460 Dwelling Structures	9,259,335	8,915,824	1,760,209	434,969
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures		149,000	24,000	24,000
13	1475 Nondwelling Equipment	444,000	444,000	224,248	224,248
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	140,000	140,000	1,664	1,664
18	1499 Development Activities				
19	1502 Contingency				
X X	Amount of Annual Grant:	12,106,584	12,106,584	3,882,629	1,644,903
	Amount of line XX Related to LBP Activities	430,000	320,000		
	Amount of line XX Related to Aection 504 compliance		438,848		
	Amount of lineXX Related to Security - Soft Costs	532,676	528,405	528,405	103,155
	Amount of line XX Related to Security - Hard Costs	552,000	580,000		
	Amount of line XX Related to Energy Conservation Measures	1,269,500	1,410,300	152,000	
	Collateralization Expenses or Debt Service				

Attachment B: Capital Fund Annual Statements and Performance and Evaluation Reports

Annual Statement/Performance and Evaluation Report**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)****Part II: Supporting Pages**

PHA Name: METROPOLITAN DEVELOPMENT AND HOUSING AGENCY		Grant Type and Number Capital Fund Program Grant No: TN43P00570899 Replacement Housing Factor Grant No:				Federal FY of Grant: 1999		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-WIDE	Staff Maintenance Training	1408	L.S.	20,000	5,000	311	311	
PHA-WIDE	Security Coordinator/Specialists & Benefits	1408	L.S.	97,426	103,155	103,155	103,155	
PHA-WIDE	Enhanced Police Enforcement	1408	L.S.	425,250	425,250	425,250	0	
PHA-WIDE	Model Housekeeping Program	1408	L.S.	20,000	20,000	15,671	15,671	
PHA-WIDE	Resident Relocation Coordinator & Benefits	1408	L.S.	60,788	65,213	65,213	65,213	
PHA-WIDE	NCIC Applications Checks	1408	L.S.	10,000	0	0	0	Deleted
PHA-WIDE	Marketing Media Advertising	1408	L.S.	25,000	20,601	0	0	
PHA-WIDE	DP Software & Related Training	1408	L.S.	205,000	205,000	121,038	121,038	
PHA-WIDE	Data Processing Hardware & Copy Equipment	1475	L.S.	344,000	344,000	224,248	224,248	
PHA-WIDE	Administration Expenses	1410	L.S.	487,500	507,656	507,656	507,656	
PHA-WIDE	A&E Fees & Costs	1430	L.S.	500,000	500,000	336,633	146,978	
PHA-WIDE	Central Maintenance Equipment	1475	L.S.	100,000	100,000	0	0	
PHA-WIDE	Resident Relocation for Renovation work	1495.1	L.S.	0	140,000			
TN037P00501 James A. Cayce	Replace Existing Windows & Screens	1460	26 Bldgs.	714,085	0	0	0	Work Moved to 98
TN 037P00502 J.C. Napier	Phase I Renovations (includes interior Renovations, Kitchen, Baths, Plumbing, Painting Flooring, Interior Doors, Heaters, Exterior Trim and Roof Replacement)	1460	24 Bldgs.	6,173,891	6,835,615	0	0	Out for Bids
	Phase I Lead Base Paint Abatement Interior & Exterior	1460	24 Bldgs.	320,000	320,000	0	0	
	Phase I Exterior Walks, Railing, Clothes Line Poles, Replacement and Refurbishment, Grounds Refurbishment and Gas Distribution System	1450	24 Bldgs.	164,285	421,885	0	0	
	Renovation of Management Bldg. (includes interior Renovations, Plumbing, Heating/Air, Roofing, Interior Door & Exterior Doors Replacement, Exterior Trim Replacement	1470	L.S.	0	125,000	0	0	Moved this item from Needs Assessment Out For Bids

Attachment B: Capital Fund Annual Statements and Performance and Evaluation Reports

Annual Statement/Performance and Evaluation Report**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)****Part II: Supporting Pages**

PHA Name: METROPOLITAN DEVELOPMENT AND HOUSING AGENCY		Grant Type and Number Capital Fund Program Grant No: TN43P00570899 Replacement Housing Factor Grant No:				Federal FY of Grant: 1999		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds expended	
TN 037P005011 Cheatham Place	Replace Roofs	1460	35 Bldgs.	0	290,000	290,000	290,000	Work Moved from 00 & completed
	Replace Roof Management Bldg.	1470	1 Bldg.	0	24,000	24,000	24,000	
TN 037P005012 Andrew Jackson	Phase I Renovations (includes interior renovations, plumbing, kitchens, bathrooms, replace heaters, electrical, interior & exterior doors, cover exterior trim)	1460	28 D.U.'s with 16 zero bedroom units being converted to 8 two bedroom units bringing the total to 20 which were moved from 98	0	691,265	691,265	0	Portion moved from 98 and all work under contract
	Phase I Sitework, walks, rails, parking & seeding	1450	L.S.	0	184,000	184,000	0	
TN037P00514 I.W. Gernert	Install Building Sprinkler System	1460	L.S.	0	50,000	50,000	0	Under Contract moved portion to 98
TN037P00516 Cumberland View	Phase I Renovations (includes interior Renovations, Kitchen, Baths, Plumbing, Painting Flooring, Interior Doors, Heaters, Windows & Screens)	1460	15 Bldgs.	1,941,359	4,750	4,750	0	Moved majority of work items to 2000
	Phase I Exterior Walks, Railing, Clothes Line Poles, Replacement and Refurbishment and Grounds Refurbishment	1450	15 Bldgs.	248,000	0	0	0	
	Phase I Lead Base Paint Abatement Interior and Exterior	1460	15 Bldgs.	110,000	0	0	0	
TN037P00517 Edgehill Homes	New Roofs, Canopy & Column Repairs	1460	L.S.	0	180,450	180,450	0	Moved portion of work items from 2000

Attachment B: Capital Fund Annual Statements and Performance and Evaluation Reports

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

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Annual Statement/Performance and Evaluation Report**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)****Part III: Implementation Schedule**

PHA Name: METROPOLITAN DEVELOPMENT AND HOUSING AGENCY			Grant Type and Number Capital Fund Program Grant No: TN43P00570899 Replacement Housing Factor Grant No:			Federal FY of Grant: 1999	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA-WIDE	6/2001			9/2002			
TN037P00501 James A. Cayce	"6/2001		N/A	9/2002		N/A	Moved work item to 1998 & work completed
TN 037P00502 J.C. Napier	"6/2001			9/2002			
TN 037P005011 Cheatham Place		6/2001			9/2002		Moved work item from 2000
TN 037P005012 Andrew Jackson		6/2000	6/2000		12/2001		Moved portion of work item from 1998
TN037P00514 I.W. Gernert	3/2001		6/2000		9/2002		
TN037P00516 Cumberland View	6/2001			9/2002			
TN037P00517 Edgehill Homes		6/2001			9/2001		Moved portion of work item from 2000
TN037P00521 Parthenon Towers	6/2000		6/2000	9/2002	12/2001		Moved portion of work item from 1998
TN037P00525 Scattered Sites		6/2000	12/2000		9/2001		Moved portion of work item from 2000
TN037P00527 Scattered Sites		6/2000	12/2000		9/2001		Moved portion of work item from 2000
TN037P00528 Carleen B. Waller		6/2000	12/2000		3/2001		Moved portion of work item from 2000

Attachment B: Capital Fund Annual Statements and Performance and Evaluation Reports

Annual Statement/Performance and Evaluation Report**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name: METROPOLITAN DEVELOPMENT AND HOUSING AGENCY		Grant Type and Number Capital Fund Program Grant No: Capital Fund Program Grant No: TN43P00550100		Federal FY of Grant: 2000	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3-31-01 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	664,137	664,137	137,085	75,694
3	1408 Management Improvements Soft Costs	868,055	868,055	31,005	31,005
	Management Improvements Hard Costs				
4	1410 Administration	490,000	490,000	69,992	69,992
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	700,000	700,000		
8	1440 Site Acquisition				
9	1450 Site Improvement	582,000	702,000		
10	1460 Dwelling Structures	7,164,361	6,665,361		
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures	46,000	425,000		
13	1475 Nondwelling Equipment	300,000	300,000		
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	100,000	100,000		
18	1499 Development Activities				
19	1502 Contingency				
X X	Amount of Annual Grant:	10,914,553	10,914,553	238,082	176,691
	Amount of line XX Related to LBP Activities	295,000	185,000		
	Amount of line XX Related to Aection 504 compliance	358,218	333,268		
	Amount of lineXX Related to Security - Soft Costs	557,836	557,836		
	Amount of line XX Related to Security - Hard Costs	1,238,000	1,106,000		
	Amount of line XX Related to Energy Conservation Measures	1,850,000	1,765,000		
	Collateralization Expenses or Debt Service				

Annual Statement/Performance and Evaluation Report**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)****Part II: Supporting Pages**

PHA Name: METROPOLITAN DEVELOPMENT AND HOUSING AGENCY		Grant Type and Number Capital Fund Program Grant No: TN43P00550100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-Wide	Operations	1406	L.S.	664,137	664,137	137,085	75,694	
PHA-Wide	Staff Maintenance Training	1408	L.S.	21,000	21,000			
PHA-Wide	Residents Relocation Coordinator & Benefits	1408	L.S.	63,219	63,219	22,637	22,637	
PHA-Wide	Model Housekeeping Program	1408	L.S.	21,000	21,000			
PHA-Wide	Special Police Task Force	1408	L.S.	446,513	446,513			
PHA-Wide	Security Coordinators & Benefits	1408	L.S.	101,323	101,323	8,368	8,368	
PHA-Wide	NCIC Application Check	1408	L.S.	10,000	10,000			
PHA-Wide	Data Processing Software & Training	1408	L.S.	205,000	205,000			
PHA-Wide	Data Processing & Communications Hardware	1475	L.S.	200,000	200,000			
PHA-Wide	Central Maintenance Equipment	1475	L.S.	100,000	100,000			
PHA-Wide	Administrative	1410	L.S.	490,000	490,000	69,992	69,992	
PHA-Wide	Fees & Costs	1430	L.S.	700,000	700,000			
PHA-Wide	Resident Relocation For Dev. Renovations	1495.1	L.S.	100,000	100,000			
TN037P00502 J.C. Napier	Phase II Renovation of Development, including sitework, paving, fencing, exterior utilities and grounds improvements	1450	16 Bldgs.	582,000	382,000			
TN037P00502 J.C. Napier	Phase II Renovation of Development, including replace interior finishes, floors & walls, replace interior doors, exterior trim, storm and access doors, renovate kitchens, baths, plumbing, heaters, windows and screens, electrical systems, exterior roofs, trim, gutters, down spouts and lead abatement	1460	16 Bldgs.	5,170,861	1,449,000			
TN037P00502 J.C. Napier	Renovate Management Bldg.	1470	L.S.	0	425,000			Moved from Needs Assment

Annual Statement/Performance and Evaluation Report**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)****Part II: Supporting Pages**

PHA Name: METROPOLITAN DEVELOPMENT AND HOUSING AGENCY		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
TN037P00511 Cheatham Place	Replace Roofs	1460	35 Bldgs.	400,000	0			Moved work items to 1999
TN037P00511 Cheatham Place	Replace Management Roof	1470	L.S.	46,000	0			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
TN037P00516 Cumberland View	Phase I Exterior Walks, Railing, Clothes Line Poles, Replacement and Refurbishment of Grounds	1450	L.S.	0	320,000			Moved work items from 99
	Phase I Renovations (includes interior Renovations, Kitchen, Baths, Plumbing, Painting, Flooring, Interior Doors, Heaters, Windows & Screens	1460	20 Bldgs.	0	3,781,361			
TN037P00517 Edgehill Homes	New Roofs, Canopy & Column Repairs	1460	L.S.	210,000	65,000			Moved portion to 99
TN037P00520 Madison Towers	Roof Replacement	1460	L.S.	95,000	270,000			
TN037P00521 Parthenon Towers	Roof Replacement	1460	L.S.	150,000	365,000			
TN037P00524 Vine Hill Towers	Install Building Sprinkler System	1460	L.S.	700,000	650,000			
TN037P00525 Scattered Sites	New Roofs & Leaf Guards	1460	35 Bldgs.	140,000	0			Moved work items to 99
TN037P00527 Scattered Sites	New Roofs & Leaf Guards	1460	23 Bldgs.	103,500	0			
TN037P00528 Carleen B. Waller	Install Building Sprinkler System	1460	L.S.	195,000	85,000			Moved portion of work item to 99

Attachment B: Capital fund Annual Statements and Performance and Evaluation Reports

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part III: Implementation Schedule

[illegible]

Attachment B: Capital Fund Annual Statements and Performance and Evaluation Reports

Annual Statement/Performance and Evaluation Report**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name: Metropolitan Development and Housing Agency		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: TN43R00550100		Federal FY of Grant: 2000	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
1	Total non-CFP Funds	Original	Revised	Obligated	Expended
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	50,000			
8	1440 Site Acquisition	20,000			
9	1450 Site Improvement	30,000			
10	1460 Dwelling Structures	171,321			
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities		271,321		
19	1502 Contingency				
X X	Amount of Annual Grant:	271,321	271,321		
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Aection 504 compliance				
	Amount of lineXX Related to Security - Soft Costs				
	Amount of line XX Related to Security - Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

Attachment B: Capital Fund Annual Statements and Performance and Evaluation Reports

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

[illegible]

Attachment B: Capital Fund Annual Statements and Performance and Evaluation Reports

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part III: Implementation Schedule

[illegible]

Attachment C: Most Recent Board-Approved Operating Budget

U.S. Department of Housing
and Urban Development

Office of Public and Indian Housing

OMB-Approval No. 2577-0026 (10/31/97)

Operating Budget

Public reporting burden for this collection of information is estimated 116 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Reports Management Officer, Office of Information Policies and Systems, U. S. Department of Housing and Urban Development, Washington, D.C. 20410-3600 and to the Office of Management and Budget, Paperwork Reduction Project (2577-0026), Washington, D.C. 20503. Do not send this completed form to either of the above addresses.

a. Type of Submission Original	b. Fiscal Year Ending 9/30/2002	c. No. of months (check one) <input checked="" type="checkbox"/> 12 mo. <input type="checkbox"/> Other (specify) _____	d. Type of HUD Assisted project(s) 01 <input checked="" type="checkbox"/> PHA/IHA-Owned Rental Housing 02 <input type="checkbox"/> IHA Owned Mutual Help Homeownership 03 <input type="checkbox"/> PHA/IHA Leased Rental Housing 04 <input type="checkbox"/> PHA/IHA Owned Turnkey III Homeownership 05 <input type="checkbox"/> PHA/IHA Leased Homeownership
e. Name of Public Housing Agency/Indian Housing Authority (PHA/IHA) Metropolitan Development and Housing Agency			
f. Address (city, State, zip code) 701 South Sixth Street, Nashville, Tennessee 37206			
g. ACC Number A-3777		h. PAS/LOCCS Project No. TN02500100S	i. HUD Field Office Nashville, Tennessee
j. No. of Dwelling Units 5,698	k. No. of Unit Months 68,376	m. No. of Projects 23	

Line No.	Acct. No.	Description (1)	Actuals Last Fiscal Year. 2000 PUM (2)	Rev. 1 Budget 2001 PUM (3)	REQUESTED BUDGET ESTIMATES			
					PHA/IHA ESTIMATES		HUD MODIFICATIONS	
					PUM (4)	AMOUNT (To Nearest \$10) (5)	PUM (6)	AMOUNT (To Nearest \$10) (7)
Homebuyers Monthly Payments for:								
010	7710	Operating Expenses						
020	7712	Earned Home Payments Account						
030	7714	Nonroutine Maintenance Reserve						
040	Total	Break-Even Amount (sum of lines 010, 020, and 030)	0.00	0.00	0.00	0		
050	7716	Excess (or Deficit) in Break-Even Amount						
060	7790	Homebuyers Monthly Payments (Contra)	0.00	0.00	0.00	0		
Operating Receipts								
070	3110	Dwelling Rentals	131.93	133.02	134.45	9,193,340		
080	3120	Excess Utilities		0.20	0.19	13,000		
090	3190	Nondwelling Rentals	1.12	0.70	0.60	41,350		
100	Total	Rental Income (sum of lines 070, 080, and 090)	133.05	133.92	135.25	9,247,690		
110	3610	Interest on General Fund Investments	22.01	13.08	13.25	905,800		
120	3690	Other Operating Receipts	15.82	7.36	8.58	586,830		
130	Total	Operating Income (sum of lines 100, 110, and 120)	170.88	154.36	157.08	10,740,320		
Operating Expenditures - Administration:								
140	4110	Administrative Salaries	52.78	58.15	65.46	4,476,160		
141	4111	Administrative Employee Benefit Cont.	14.30	17.36	19.54	1,336,100		
150	4130	Legal Expense		0.65	1.03	70,420		
160	4140	Staff Training		1.01	1.20	82,130		
170	4150	Travel		1.14	1.24	84,620		
180	4170	Accounting Fees		0.00	0.00	0		
190	4171	Auditing Fees	0.44	0.64	1.03	70,250		
200	4190	Other Administrative Expenses	17.92	17.92	19.00	1,299,460		
210	Total	Administrative Expense (sum of line 140 thru line 200)	85.44	96.87	108.51	7,419,140		
Tenant Services:								
220	4210	Salaries	3.43	5.68	6.32	432,370		
221	4211	Tenant Services Employee Benefit Cont.	1.43	1.50	1.74	118,650		
230	4220	Recreation, Publications and Other Services	2.44	2.78	5.44	371,900		
240	4230	Contract Costs - Training and Other		0.04	0.04	3,000		
250	Total	Tenant Services Expense (sum of lines, 220, 230 and 240)	7.30	10.00	13.54	925,920		
Utilities:								
260	4310	Water	28.43	36.39	36.00	2,461,590		
270	4320	Electricity	46.68	48.27	48.43	3,311,220		
280	4330	Natural Gas	14.85	20.36	21.39	1,462,890		
290	4340	Fuel	0.00	0.00	0.00	0		
300	4350	Labor	0.00	0.00	0.00	0		
310	4390	Other utilities expense	1.58	1.69	1.83	125,000		
320	Total	Utilities Expense (sum of line 260 thru line 310)	91.54	106.71	107.65	7,360,700		

Name of PHA/IHA Metropolitan Development and Housing Agency				Fiscal year Ending 9/30/2002				
Line No.	Acct. No.	Description (1)	Actuals Last Fiscal Year. 1999 PUM (2)	Rev. 1 Budget 2001 PUM (3)	REQUESTED BUDGET ESTIMATES			
					PHA/IHA ESTIMATES		HUD MODIFICATIONS	
					PUM (4)	AMOUNT (To Nearest \$10) (5)	PUM (6)	AMOUNT (To Nearest \$10) (7)
Ordinary Maintenance and Operation:								
330	4410	Labor	72.50	74.37	87.42	5,977,290		
331	4411	Ordinary Maintenance Employee Benefit Cont.	20.02	22.31	26.23	1,793,190		
340	4420	Materials	26.64	38.06	33.74	2,307,060		
350	4430	Contract Costs	12.40	28.49	28.21	1,928,970		
360	Total	Ordinary Maintenance & Operation (lines 330 to 350)	131.56	163.23	175.60	12,006,510		
Protective Services:								
370	4460	Labor	0.00	0.00	0.00	0.00		
380	4470	Materials	0.00	0.00	0.00	0.00		
390	4480	Contract Costs	1.60	3.72	4.24	289,890		
400	Total	Protective Services Expense (sum of lines 370 to 390)	1.60	3.72	4.24	289,890		
General Expense:								
410	4510	Insurance	5.11	6.45	10.79	737,880		
420	4520	Payments in Lieu of Taxes	0.99	1.01	1.10	75,000		
430	4530	Terminal Leave Payments	0.00	0.00	0.00	0		
450	4570	Bad Debts-Tenant Rents	5.07	5.55	5.77	394,500		
460	4590	Other General Expenses	0.20	0.23	0.25	16,900		
470	Total	General Expense (sum of lines 410 to 460)	11.37	13.24	17.91	1,224,280		
480	Total	Routine Expense (sum of lines 210,250,320,360,400,470)	328.81	393.77	427.44	29,226,440		
Rent for Leased Dwellings:								
490	4710	Rents to Owners of Leased Dwellings	0.00	0.00	0.00	0		
500	Total	Operating Expense (sum of lines 480 and 490)	328.81	393.77	427.44	29,226,440		
Nonroutine Expenditures:								
510	4610	Extraordinary Maintenance	18.41	2.89	0.00	0		
520	7520	Replacement of Nonexpendable Equipment	25.32	8.18	0.00	0		
530	7540	Property Betterments and Additions		3.60	0.00	0		
540	Total	Nonroutine Expenditures (sum of lines 510,520 and 530)	43.73	14.67	0.00	0		
550	Total	Operating Expenditures (sum of lines 500 and 540)	372.54	408.44	427.44	29,226,440		
Prior year Adjustments:								
560	6010	Prior Year Adjustments Affecting Residual Receipts	0.00					
Other Expenditures:								
570		Deficiency in Residual Receipts at End of Preceding Fiscal Yr.						
580	Total	Operating Expenditures, including prior year adjustments and other expenditures (line 550 plus/minus 560 plus 570)	372.54	408.43	427.44	29,226,440		
590		Residual Receipts (Deficit) before HUD Contributions and provisions for operating reserve (line 130 minus line 580)	(201.66)	(254.07)	(270.36)	(18,486,120)		
HUD Contributions:								
600	8010	Basic Annual Contribution Earned-Leased;Current						
610	8011	Prior Year Adjustments-(Debit) Credit						
620	Total	Basic Annual Contribution (line 600 plus/minus line 610)						
630	8020	Contributions Earned-Op.Sub.-Cur. Yr.(before year-end adj)	242.93	280.07	300.46	20,543,970		
640		Net Transfers In/Transfers Out	0.59					
650		Other: Energy Savings for Energy Audit	0.00	1.35	0.00			
660		Energy Performance Projected Savings	(32.02)	(30.41)	(28.81)	(1,970,000)		
		Subsidy for Vine Hill HOPE VI LLC			(1.28)	(87,850)		
670		Total Year-end Adjustments/Other (plus/minus 640 thru 660)						
680	8020	Total Operating Subsidy-current yr. (line 630 plus/minus 670)	211.5	251.01	270.36	18,486,120		
690	Total	HUD Contributions (sum of lines 620 and 680)	211.5	251.01	270.36	18,486,120		
700		Residual Receipts (Deficit) (sum of line 590 plus line 690) Enter here and on line 810	9.84	(3.06)	0.00	0		

form HUD-52564 (3/95)

Name of PHA/IHA Metropolitan Development and Housing Agency		Fiscal year Ending 9/30/2002	
		Operating Reserve	PHA/IHA Estimates
		Part I - Maximum Operating Reserve - End of Current Budget Year	
740	2821	PHA/IHA-Leased Housing-Section 23 or 10(c) 50% of Line 480, column 5, form HUD-52564	

Part II - Provision for and Estimated or Actual Operating Reserve at Fiscal Year End			
780		Operating Reserve at End of Previous Fiscal Year-Actual for FYE (date:) 9/30/00	Budgetary Basis 16,067,200
			GAAP Basis 20,332,190
790		Provision for Operating Reserve-Current Budget Year (check one) ___X___ Estimated for 9/30/01 _____ Actual for FY	(226,793)
			(226,793)
800		Operating Reserve at End of Current Budget Year (check one) ___X___ Estimated for FYE 9/30/2001 _____ Actual for	15,840,407
			20,105,397
810		Provision for Operating Reserve-Requested Budget Year Estimated for Enter Amount from line 700 FYE 9/30/2002	0
			0
820		Operating Reserve at End of Requested Budget Year Estimated for (Sum of lines 800 and 810) 9/30/2001	15,840,407
			20,105,397
		Operating Reserve Percentage - Traditional HUD Basis	108%
830		Cash Reserve Requirement: _____ % of line 480	

Comments:

PHA/IHA Approval	Name	Gerald F. Nicely
	Title	Executive Director
	Signature	Date
Field Office Approval	Name	
	Title	
	Signature	Date

Attachment D

Assessment of Site-Based Waiting List Development Demographic Changes

The only Development at which MDHA maintained a Site-Based Waiting List during the last year was at the new Vine Hill Homes under the HOPE VI program. The demographic assessment is based on some 192 households residing there in 1998 (before the relocation of remaining residents and the total demolition of the site) and occupancy in late 2000 after the retenanting:

	1998	2000	Change
Total Households	192	133	(59)
Percentage White Households	30%	10%	(20%)
Percentage Black Households	70%	90%	20%
Percentage on SS or SSI	15%	31%	16%
Percentage Male Residents	35%	30%	(5%)
Percentage Female Residents	65%	70%	5%
Average Income	\$7,202	\$15,185	\$7,983
% of Households Employed	38%	81%	43%

The program objectives of achieving more working households and households geared toward achieving economic self-sufficiency is being realized without any adverse impact on the relative percentage of minority or disabled households.

Attachment E

Section 8 Homeownership Capacity Statement

The Metropolitan Development and Housing Agency asserts that it has the capacity to administer the Section 8 homeownership program by virtue of if 24 CFR 982.625 (d) (1):

A minimum homeowner downpayment of at least 3 percent of the purchase price will be required, and at least one percent of the downpayment amount must come from the family's resources (including its FSS escrow account).

Notwithstanding the regulatory requirement for this capacity statement, MDHA considers itself qualified to administer this program by evidence of the February 29, 2000 approval from HUD for it to commence a Section 8 Homeownership Demonstration Program and the fact that, in the 12 months subsequent to receipt of that approval, MDHA's program had already succeeded in having 9 of its participants close their home purchases.

Attachment F
Metropolitan Development and Housing Agency
Implementation of Public Housing Community Service Requirements

The requirement for the 8 hours per month will begin with each resident lease signed or renewed effective on or after October 1, 2000. The community service requirement has already been written into the lease form, with guidance that the bases for exemption from the requirement are posted in the development office.

Determination of Exemption

Section 512 of the Public Reform Act specifies certain categories of exemption. MDHA will rely on documentation in the resident files to the extent possible on items such as age and disability. Documentation on receipt of welfare assistance or exemption from work requirements under the welfare program will be obtained from the Department of Human Services. Residents will need to provide documentation on other exemptions (engaged in work activities or certification by blind or disabled of inability to meet the service requirement).

Housing Management will provide all residents (other than all-elderly households) a written notice of the community service requirement, the basis for exemptions, how exemptions will be verified, and procedures for change in exempt status. At initial lease-up or at the annual recertification, MDHA will identify those individuals in the household who have been determined to be exempt and those who are presumed to be subject to the community service requirement. Those in the latter category who believe they should be exempt will have the opportunity to document their exemption (for example, the self-certification for disabled persons on their inability to meet the service requirements). If a resident who was subject to the community service requirement subsequently becomes exempt, it will be the responsibility of that resident to notify Housing Management of the change in status, and to provide such documentation as may be necessary.

Options for Satisfying the Requirement

The notification to each household will describe an economic self-sufficiency program which MDHA's Community Services Department will provide in four-hour increments twice a month at each housing development; Community Services staff conducting these programs will provide an attendance sheet or participation form to Housing Management to document the hours of participation for each resident. MDHA will also provide a listing of volunteer programs and activities provided by other agencies in which the residents can participate to fulfill this requirement, and will explain the type of verification which those agencies would have to provide to document the required hours of participation. It will be the responsibility of the resident to obtain verification from agencies or entities other than MDHA of the required hours of participation; the individual will not be allowed to self-certify the hours or participation.

Attachment G Pet Policy

This addendum sets forth the rules and regulations for pets in the Metropolitan Development and Housing Agency Family Developments. It does not apply to high-rises or housing built especially for the elderly or disabled. Residents wishing to have pets in the family developments must make an application and bring in all requested verifications and pay any appropriate fees before the pet is registered or approved. The application becomes a part of this addendum by reference. These rules and regulations are to assist pet owning residents, non-pet owning residents, and management in establishing a safe and peaceful co-existence in the developments.

GENERAL GUIDELINES

1. When MDHA refers to pets, that means that only **dogs, cats, birds and fish are included.**
2. There can only be one dog or cat per unit.
3. There can only be two different types of pets per unit.
4. Dogs of a vicious or aggressive disposition are prohibited. (i.e. Dobermans, Boxers, Chows, Rottweilers, etc.).
5. Dogs cannot be larger than 15 inches tall or weigh more than 40 pounds when full grown. (Measured from top of shoulders.)
6. Cats cannot be larger than 10 inches tall when full grown. (Measured from top of shoulders.)
7. Dogs and cats over the age of six months must be spayed or neutered.
8. All reptiles are prohibited.
9. All birds of prey are prohibited.
10. Residents are expressly prohibited from feeding or harboring stray animals.
11. Resident must pay a \$200.00 non-refundable pet maintenance fee for dogs and cats. (Covers administrative cost, cost of processing application, cleaning, treating for fleas, ticks, lice or other insects and damages caused by pet at the end of the lease or when pet is no longer in the unit)
12. Resident must also pay a \$100.00 refundable pet deposit fee for dogs and cats. (Covers cost above and beyond pet maintenance fee.)
13. These regulations do not apply to service animals that assist persons with disabilities.

Attachment H

Progress in Meeting 5-Year Plan Mission and Goals

While this statement of progress is being prepared barely half way through the first year of our five year plan (April of 2001), the Agency has made significant progress toward its stated goals. With 500 incremental rental vouchers planned over the five years, we have already received 300 (200 targeted for households with disabilities and 100 for Family Reunification); we are in the process of applying for 300 more (200 Fair Share and 100 for households with disabilities). At Preston Taylor Homes, 300 of the 550 obsolete housing units have been demolished and the final 250 are being vacated. Construction is underway on Phase I of the replacement units, with the first completed units expected by the Fall of 2001. In conjunction with the Preston Taylor HOPE VI, we have received 65 Section 9 replacement units and will be applying for about 150 more. Preliminary work is underway to apply for another HOPE VI program in the Spring of 2002.

On the Public Housing Assessment System ("PHAS"), the Agency received an overall score of 96.1%, making it a very solid High Performer for another year. On the Physical Inspection component of PHAS, we received a score of 92.7% (before any adjustments for neighborhood conditions); no development scored lower than 81%, and several scored at 99%. At this time, HUD has yet to release our SEMAP score.

Modernization has been completed at Cheatham Place and is nearing completion at Andrew Jackson Homes; J. C. Napier Homes is out for bid. The installation of sprinkler systems in all of our high rise buildings is nearing completion. A Request for Proposals is about to be issued for a new prototype security system for Madison Towers which, if effective, would be installed at each of our other elderly high-rises.

Flat rents were established in July of 2000, with lower flat rents being used as an incentive at four below-average income developments to attract and retain more working families. Partnerships with public and private entities continue which provide self-sufficiency opportunities for our residents. Walgreens has provided a training program for residents which opens the door to cashier and other entry-level positions; its success in Nashville has led to a replication in larger cities throughout Walgreens' retail network.

The Section 8 Homeownership Program is off to a fast start. With an annual goal of 15 new homebuyers, 9 have already closed and 14 more are either shopping for a home or are in the mortgage approval stage; more than 50 more in the active participant pipeline.

To expand choices for Section 8 rental participants, we set a goal of involving 50 new owners for the period of the 5-year plan; 38 new owners have already begun participation. Our referral list of available properties highlights new tax credit developments in outlying areas as well as owners who have rental properties available in non-impacted areas.

Attachment I

Resident Membership on the PHA Governing Board

Prior to the statutory requirement under the Quality Housing and Work Responsibility Act of 1998, MDHA had adopted the policy of having two public housing residents on its Board of Commissioners. These Resident Commissioners (as well as all of our Commissioners) are appointed by the Mayor of the Metropolitan Government and ratified by the Metropolitan Council. The term of office is five years.

The current Resident Commissioners and the expiration dates of their current terms are:

Mary Southall	Term expiring July 1, 2002
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Leslie Watkins	Term expiring July 1, 2003
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Attachment J

Membership of the Resident Advisory Boards

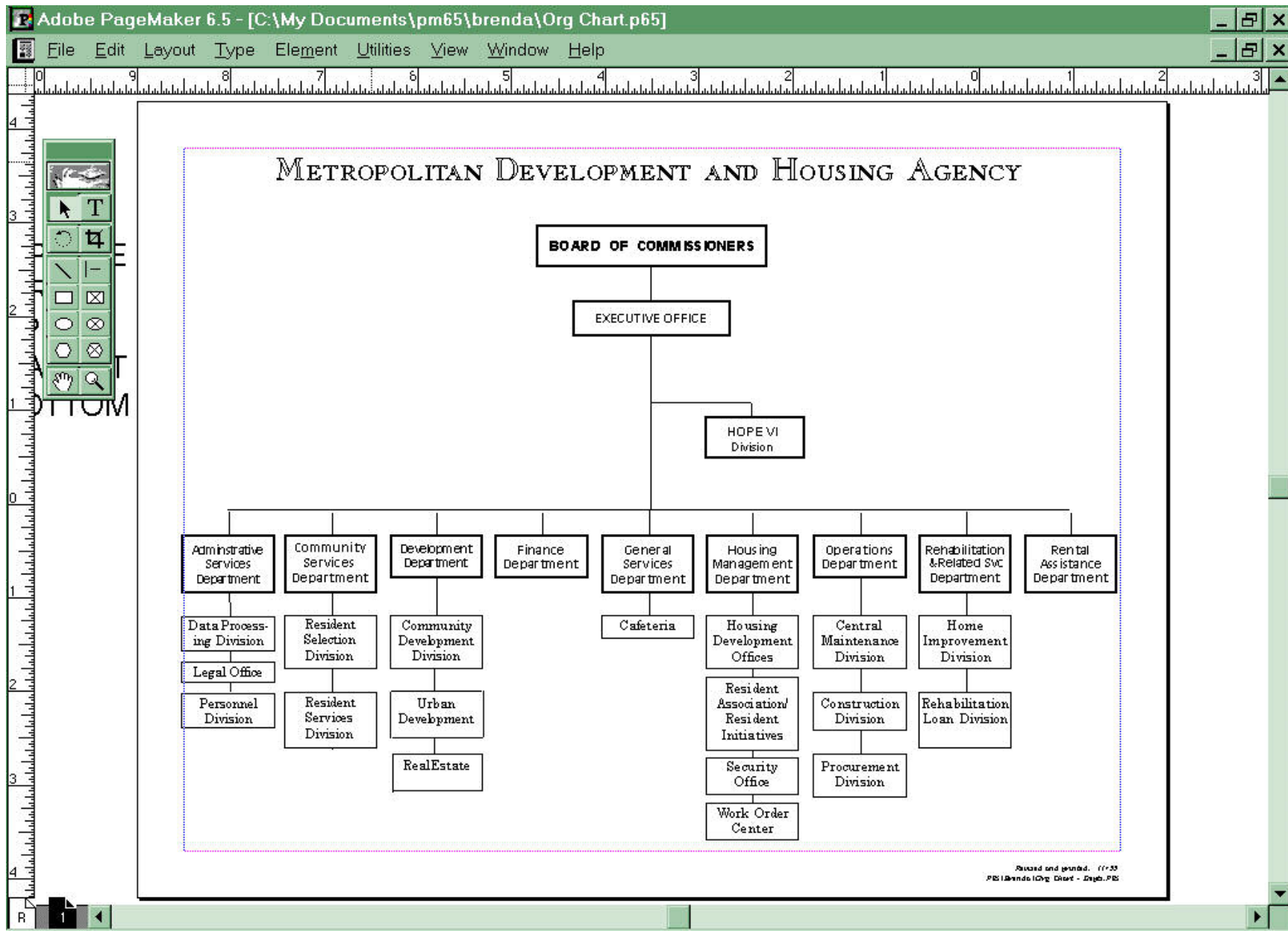
MDHA utilized two Resident Advisory Boards for the development of the Year 2001 Agency Plan. One represented resident of public housing and the other represented Section 8 participants.

Public Housing Resident Advisory Board

- Wanda Hugger, resident of James A. Cayce Homes
- Gail Fleming, resident of John Henry Hale Homes
- Lena Stewart, resident of Edgefield Manor
- Joel Tinnin (Chair), resident of I. G. Gernert Homes
- Leslie Watkins, resident of Scattered Sites

Section 8 Resident Advisory Board

- Cynthia Archibald, Antioch, TN 37013
- Phillis Blakely, Nashville, TN 37218
- Dorothy Whitsey, Nashville, TN 37211
- Natascha Henderson, Goodlettsville, TN 37072
- Michele Todd, Nashville, TN 37214
- Elizabth Howse, Nashville, TN 37207
- Tamia Grady, Nashville, TN 37204
- Yolanda Cato, Nashville, TN 37203
- Lisa Howard, Madison, TN 37115
- Letra Otey, Nashville, TN 37207
- Dimple Simpson, Nashville, TN 37208
- Sabrina Smith, Nashville, TN 37214
- Linda Springer, Nashville, TN 37218
- Brenda Gaines, Nashville, TN 37207
- Laquita Hill, Antioch, TN 37013
- Dorothea Hatch, Nashville, TN 37207



Attachment K
Organizational Chart

Attachment L: FY 2001 Capital Fund Program 5 Year Action Plan

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Metropolitan		<div style="border: 1px solid black; padding: 2px 10px;">X</div>	Original 5-Year Plan
Development and Housing Agency		<div style="border: 1px solid black; padding: 2px 10px;"></div>	Revision No:

Development Number/Name/HA- Wide	Year 1	Work Statement for Year 2 FFY Grant: 2002 PHA FY: 2002	Work Statement for Year 3 FFY Grant: 2003 PHA FY: 2003	Work Statement for Year 4 FFY Grant: 2004 PHA FY: 2004	Work Statement for Year 5 FFY Grant: 2005 PHA FY: 2005
PHA-WIDE	Annual Statement	1,913,100	1,940,224	1,965,833	1,992,466
TN037P00502 J.C. Napier		8,086,900			
TN037P00504 James A. Cayce			882,000		
TN037P00513 Edgefield Manor				4,842,074	
TN037P00514 I.W. Gernert Homes				3,192,093	
TN037P00516 Cumberland View			4,393,050		
TN037P00520 Madison Towers					3,477,500
TN037P00521 Parthenon Towers					4,530,034
TN037P00522 Parkway Terrace			2,784,726		
CFP Funds Listed for 5 year planning		10,000,000	10,000,000	10,000,000	10,000,000
Replacement Housing Factor Funds		280,000	280,000	280,000	280,000

Attachment L: Capital Fund 5 Year Action Plan

Capital Fund Program Five-Year Action Plan**Part II: Supporting Pages - Work Activities**

Activities for Year 1	Activities for Year : <u>2</u> FFY Grant: 2002 PHA FY: 2002			Activities for Year: <u>3</u> FFY Grant: 2003 PHA FY: 2003		
	Development Name/Number	Major Work Categories	Estimated Costs	Development Name/Number	Major Work Categories	Estimated Costs
See	PHA-WIDE	Management Improvements	838,100	PHA-WIDE	Management Improvements	865,224
	PHA-WIDE	Administrative	500,000	PHA-WIDE	Administrative	500,000
	PHA-WIDE	Fees & Costs	500,000	PHA-WIDE	Fees & Costs	500,000
	PHA-WIDE	Central Maint. Equip.	75,000	PHA-WIDE	Central Maint. Equip.	75,000
Annual						
	TN037P00502 J.C. Napier	Phase III Dev. Renovations	8,086,900	TN037P00504 James A. Cayce	Development Window Replacement	882,000
				TN037P00516 Cumberland View	Phase II Dev. Renovations	4,393,050
				TN037P00522 Parkway Terrace	Development Renovations	2,784,726
Statement						
	Scattered Sites	Build Two New Duplexes	280,000	Scattered Sites	Build Two New Duplexes	280,000
Total CFP Estimated Costs			\$ 10,280,000.00			10,280,000

Attachment L: Capital Fund 5 Year Action Plan

Capital Fund Program Five-Year Action Plan**Part II: Supporting Pages - Work Activities**

Activities for Year 1	Activities for Year : <u>4</u> FFY Grant: 2004 PHA FY: 2004			Activities for Year: <u>5</u> FFY Grant: 2005 PHA FY: 2005		
	Development Name/Number	Major Work Categories	Estimated Costs	Development Name/Number	Major Work Categories	Estimated Costs
See	PHA-WIDE	Management Improvements	890,833	PHA-WIDE	Management Improvements	917,466
	PHA-WIDE	Administrative	500,000	PHA-WIDE	Administrative	500,000
	PHA-WIDE	Fees & Costs	500,000	PHA-WIDE	Fees & Costs	500,000
	PHA-WIDE	Central Maint. Equip.	75,000	PHA-WIDE	Central Maint. Equip.	75,000
Annual	TN037P00513 Edgefield Manor	Phase I Interior Renovations	4,842,074	TN037P00520 Madison Towers	Phase I Interior Renovations	3,477,500
	TN037P00514 I.W. Gernert Homes	Phase I Interior Renovations	3,192,093	TN037P00521 Parthenon Towers	Interior Renovations	4,530,034
	Scattered Sites	Build Two New Duplexes	280,000	Scattered Sites	Build Two New Duplexes	280,000
Statement						
Total CFP Estimated Costs			\$ 10,280,000.00			10,280,000

Attachment M
PUBLIC HOUSING DRUG ELIMINATION PROGRAM PLAN
June, 2001

Note: THIS PHDEP Plan template (HUD 50075-PHDEP Plan) is to be completed in accordance with Instructions located in applicable PIH Notices.

Annual PHDEP Plan Table of Contents:

- 1. General Information/History**
- 2. PHDEP Plan Goals/Budget**
- 3. Milestones**
- 4. Certifications**

Section 1: General Information/History

A. Amount of PHDEP Grant \$1,530,658

B. Eligibility type (Indicate with an "x") N1 _____ N2 _____ R X

C. FFY in which funding is requested 2001

D. Executive Summary of Annual PHDEP Plan

In the space below, provide a brief overview of the PHDEP Plan, including highlights of major initiatives or activities undertaken. It may include a description of the expected outcomes. The summary must not be more than five (5) sentences long

This plan represents a "continuum of care" approach including enhanced law enforcement, prevention programs and an intervention component. Local law enforcement personnel (Metro Police) will provide additional patrols at varying hours to supplement the baseline law enforcement services. Prevention activities will include substance abuse education, academic enrichment and tutoring, recreational/cultural activities, employment of residents with grant funding, and community mobilization and organization. The Intervention activities will include community events designed to identify families or individual residents dealing with substance abuse problems, to provide follow-up support and to make referrals for treatment. Expected outcomes include levels of participation, frequency of activities, employment of residents and a positive impact on selected crime statistics, all of which will be tracked by a Professional Evaluator, an Evaluation Task Force, and an Advisory Council representing all agencies participating in the grant.

E. Target Areas

Complete the following table by indicating each PHDEP Target Area (development or site where activities will be conducted), the total number of units in each PHDEP Target Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area.

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)
James A. Cayce Homes	738	1,931
Parkway Terrace	125	423
Sam Levy Homes	480	1,488
Cumberland View	226	733
John Henry Hale Homes	498	1,338
*Tony Sudekum Homes	443	1,345

*J.C. Napier Homes	480	1,094
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*Although these two developments will be eligible for PHDEP grant activities, the primary focus of the Program initially will be the five developments listed in the first five lines above. Should circumstances develop that allow for or warrant extending grant activities into the three developments listed last, we will do so as needed.

F. Duration of Program

Indicate the duration (number of months funds will be required) of the PHDEP Program proposed under this Plan (place an "x" to indicate the length of program by # of months. For "Other", identify the # of months).

6 Months _____ 12 Months _____ 18 Months _____ 24 Months X Other _____

G. PHDEP Program History

Indicate each FY that funding has been received under the PHDEP Program (place an "x" by each applicable Year) and provide amount of funding received. If previously funded programs have not been closed out at the time of this submission, indicate the fund balance and anticipated completion date. For grant extensions received, place "GE" in column or "W" for waivers.

Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Anticipated Completion Date
FY 1995	\$1,590,750	TN43DEP0050195	-0-	GE	Complete
FY 1996	\$1,603,250	TN43DEP0050196	-0-	GE	Complete
FY 1997	\$1,679,860	TN43DEP0050197	-0-	GE	Complete
FY 1998	\$1,681,680	TN43DEP0050198	-0-	None	Complete
FY 1999	\$1,377,047	TN43DEP0050199	\$ 245,403	None	1/4/02
FY 2000	\$1,435,166	TN43DEP0050100	\$1,284,995	None	9/5/02

Section 2: PHDEP Plan Goals and Budget

A. PHDEP Plan Summary

In the space below, summarize the PHDEP strategy to address the needs of the target population/target area(s). Your summary should briefly identify: the broad goals and objectives, the role of plan partners, and your system or process for monitoring and evaluating PHDEP-funded activities. This summary should not exceed 5-10 sentences.

A consortium of agencies has been assembled to participate in PHDEP activities. These activities are designed to attract residents of all ages, interests and educational levels to become participants in the various programs. To promote academic enrichment and achievement, agencies such as Project Reflect, Project S.E.E., and NashvilleREAD (ORDIS), will present educational and tutorial opportunities to resident youths. Working with high-risk youths are agencies such as Juvenile Court, Metro Parks and the

YMCA. Employment training and opportunities will be achieved through programs sponsored by MDHA, EGT, and Business Services Etc. (BSE). The Meharry SISTER Program will facilitate identification and intervention for substance abusers. MDHA's POWER curriculum will offer substance abuse and life skills education to all grant program participants. Metro Police provide additional law enforcement at the targeted developments. The Advisory Council, composed of representatives from all participating agencies and development residents, will meet monthly to coordinate grant activities and to address and solve any problems that develop. MDHA's Education Specialists will monitor grant programs on a regular basis; a Professional Evaluator will lead the Evaluation Task Force in gathering and reviewing necessary data for the HUD semi-annual reports and in recommending changes as a result of reviewing this information.

B. PHDEP Budget Summary

Enter the total amount of PHDEP funding allocated to each line item.

FY 2001 PHDEP Budget Summary	
Budget Line Item	Total Funding
9110 - Reimbursement of Law Enforcement	\$ 250,000
9120 - Security Personnel	
9130 - Employment of Investigators	
9140 - Voluntary Tenant Patrol	
9150 - Physical Improvements	\$ 20,000
9160 - Drug Prevention	\$1,223,858
9170 - Drug Intervention	\$ 36,800
9180 - Drug Treatment	
9190 - Other Program Costs	
TOTAL PHDEP FUNDING	\$1,530,658

PHDEP Goals and Activities

9110 Reimbursement of Law Enforcement					Total PHDEP Funding: \$250,000		
Goal(s) To reduce drug-related crime in public housing.							
Objectives		To provide enhanced police coverage.					
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount/ Source)	Performance Indicators
1. Hire off duty police officers.	5,979	Public housing residents			\$250,000	\$27,667	Provide 2.0 FTE with PHDEP funding.

9120 Security Personnel Not Applicable					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDep Funding	Other Funding (Amount/ Source)	Performance Indicators
1.							

9130 Employment of Investigators Not Applicable					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDep Funding	Other Funding (Amount/ Source)	Performance Indicators
1.							

9140 Voluntary Tenant Patrol Not Applicable					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDep Funding	Other Funding (Amount/ Source)	Performance Indicators
1.							

9150 Physical Improvements					Total PHDEP Funding: \$20,000		
Goal(s) To reduce drug-related crime in public housing.							
Objectives	To improve lighting and other physical deterrents						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDep Funding	Other Funding (Amount/ Source)	Performance Indicators
1. Install outside lighting in high crime areas	700	Public housing residents			\$20,000	\$1,000	Lights installed; reduced crime; increased perception of resident safety

9160 Drug Prevention					Total PHDEP Funding: \$1,223,858		
Goal(s): To prevent the use of drugs by providing an array of prevention services.							
Objectives	1. MDHA will administer the grant to achieve the goals and objectives.						
	2. Provide educational programs to increase children’s academic skills.						
	3. Provide substance abuse education.						
	4. Provide recreational and cultural activities.						
	5. Provide employment readiness and job placement for youth and adult residents.						
	6. Employ residents with PHDEP funding.						
	7. Increase school attendance by providing a truancy reduction program, suspension school and bus program.						
	8. To reduce violent crime in delinquent youths.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount/ Source)	Performance Indicators
1. Academic enrichment – Other Education -Youth	150	Development youth			\$262,900	\$77,920 from PREP, Project S.E.E. and ORDIS	75 development youth will be provided summer academic enrichment. 75 development youth will be provided after school tutoring.
2. Deliver POWER curriculum – Substance Abuse Education	100	Residents who participate in PHDEP programs			See #10	See #10	80 youth with formal anti-drug curriculum; 10 adults with formal anti-drug curriculum
3. Recreational and cultural programs for children and youth	100	Development children and youth			113,200	59,100 from Metro Parks	100 youth participate in recreational and cultural programs
4. Positive Beginnings Program – Other	35	Development youth			133,200	20,000 from the YMCA Y-Cap	25 students will successfully complete program over this grant period.
5. Truancy Reduction Program-Other	100	Development children and youth			113,200	19,244 from Metro Juvenile Court	Intervene in the truancy of 45 resident youth.
6. REP program-Families Community Organization	200	Residents			160,000	18,000 from EGT	30 events will be sponsored.
7. Working Smart Program-Adult Employment Readiness	5	Adult residents			10,000	See #6	5 residents will graduate from the program over this grant period.

8. Youth Leadership and Apprenticeship - Youth Employment Readiness/Job Placement	30	Development Youth			\$63,233 for Youth employment; see #10 for Youth Leadership (MDHA)	See #10 MDHA and BSE Youth Apprent.	Promote youth leadership and employment readiness skills for 30 resident youth.
9. BSE Teenpreneur - Youth Employment Readiness/Job Placement	20	Development Youth			\$11,767	\$3,000	Provide entrepreneurial training and employment readiness skills for 15 resident youth.
10. Grant administration and MDHA Programs (See #2 and #8)		Public Housing Residents			\$356,358	\$30,000	File timely HUD reports. Contract with participating agencies in a timely manner. Be fiscally responsible.

9170- Drug Intervention					Total PHDEP Funding: \$36,800		
Goal(s): To reduce drug use by residents.							
Objectives		To identify and refer residents with alcohol and drug problems to appropriate treatment.					
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount/ Source)	Performance Indicators
1. Provide outreach events-Adults	40	Adult residents			\$36,800	\$6,000	15 events will be held each six month period

9180 Drug Treatment Not Applicable					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDep Funding	Other Funding (Amount/ Source)	Performance Indicators
1.							
2.							
3.							

9190 Other Program Costs Not Applicable					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDep Funding	Other Funding (Amount/ Source)	Performance Indicators
1.							
2.							
3.							

Section 3: Expenditure/Obligation Milestones

Indicate by Budget Line Item and the Proposed Activity (based on the information contained in Section 2 PHDEP Plan Budget and Goals), the % of funds that will be expended (at least 25% of the total grant award) and obligated (at least 50% of the total grant award) within 12 months of grant execution.

Budget Line Item #	25% Expenditure of Total Grant Funds By Activity #	Total PHDEP Funding Expended (sum of the activities)	50% Obligation of Total Grant Funds by Activity #	Total PHDEP Funding Obligated (sum of the activities)
<i>e.g Budget Line Item # 9120</i>	<i>Activities 1, 3</i>		<i>Activity 2</i>	
9110	Activity 1	\$ 62,500	Activity 1	\$ 250,000
9120				
9130				
9140				
9150	Activity 1	\$ 5,000	Activity 1	\$ 20,000
9160	Activities 1-10	\$305,965	Activities 1-10	\$1,223,858
9170	Activity 1	\$ 9,200	Activity 1	\$ 36,800
9180				
9190				
TOTAL		\$382,665		\$1,530,658

Section 4: Certifications

A comprehensive certification of compliance with respect to the PHDEP Plan submission is included in the “PHA Certifications of Compliance with the PHA Plan and Related Regulations.”

PUBLIC HOUSING DRUG ELIMINATION PROGRAM PLAN

Revision No. 2 – June, 2001

Section 1: General Information/History

- A. Amount of PHDEP Grant \$1,377,047
- B. Eligibility type – R
- C. FFY in which funding is requested Year 1999
- D. Executive Summary of Annual PHDEP Plan

This plan represents a “continuum of care” approach including enhanced law enforcement, prevention programs and an intervention component. Local law enforcement personnel (Metro Police) will provide additional patrols at varying hours to supplement the baseline law enforcement services. Prevention activities will include substance abuse education, academic enrichment and tutoring, recreational/cultural activities, employment of residents with grant funding, and community mobilization and organization. The Intervention activities will include community events designed to identify families or individual residents dealing with substance abuse problems, to provide follow-up support and to make referrals for treatment. Expected outcomes include levels of participation, frequency of activities, employment of residents and a positive impact on selected crime statistics, all of which will be tracked by a Professional Evaluator, an Evaluation Task Force, and an Advisory Council representing all agencies participating in the grant.

- E. Target Areas

PHDEP Target Areas	Total # of Units	Total Population to be Served*
James A. Cayce Homes	738	1,938
Parkway Terrace	125	427
Sam Levy Homes	480	1,533
Cumberland View	226	732
**Tony Sudekum Homes	443	1,369
**J.C. Napier Homes	480	1,093
**John Henry Hale Homes	498	1,349

*Total population of each development is reflected here, since PHDEP activities are made available to all residents of the targeted developments.

**Although these three developments will be eligible for grant activities, the primary focus of the grant initially will be the four developments listed first. Should unusual circumstances develop that warrant extending grant activities into these three developments, then we will do so as needed.

- F. Duration of Program 24 Months

- G. Program History

FY 1995	\$1,590,750	TN43DEP0050195	-0-	NA	Complete
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FY 1996	\$1,603,250	TN43DEP0050196	-0-	NA	Complete
FY 1997	\$1,679,860	TN43DEP0050197	-0-	NA	Complete
FY 1998	\$1,681,680	TN43DEP0050198	-0-	None	Complete

Section 2: PHDEP Plan Goals and Budget

A. PHDEP Plan Summary

A consortium of agencies has been assembled to participate in PHDEP activities. These activities are designed to attract residents of all ages, interests and educational levels to become participants in the various programs. To promote academic enrichment and achievement, agencies such as Project Reflect and Project S.E.E., will present educational and tutorial opportunities to resident youths. Working with high-risk youths are agencies such as Juvenile Court, the YMCA, Metro Parks and Gra-Mar Pirates. Employment training and opportunities will be achieved through programs sponsored by MDHA, EGT, and Business Services Etc. (BSE). The Meharry SISTER Program will facilitate identification and intervention for substance abusers. MDHA's POWER curriculum will offer substance abuse and life skills education to all grant program participants. Metro Police provide additional law enforcement at the targeted developments. The Advisory Council, composed of representatives from all participating agencies and development residents, will meet monthly to coordinate grant activities and to address and solve any problems that develop. MDHA's Education Specialists will monitor grant programs on a regular basis; a Professional Evaluator will lead the Evaluation Task Force in gathering and reviewing necessary data for the HUD semi-annual reports and in recommending changes as a result of reviewing this information.

B. PHDEP Budget Summary

FY 2000 PHDEP Budget Summary

Budget Line Item-Revision No. 2	Total Funding
9110 – Reimbursement of Law Enforcement	\$ 254,000
9150 – Physical Improvements	\$ 16,818
9160 – Drug Prevention	\$1,068,229
9170 – Drug Intervention	<u>\$ 38,000</u>
TOTAL PHDEP FUNDING	\$1,377,047

PHDEP Goals and Activities

9110 Reimbursement of Law Enforcement					Total PHDEP Funding: \$254,000		
Goal(s) To reduce drug-related crime in public housing.							
Objectives		To provide enhanced police coverage.					
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDep Funding	Other Funding (Amount/ Source)	Performance Indicators
1. Hire off duty police officers.	4,630	Public housing residents	1/4/00	12/31/01	\$254,000	\$27,667	Provide 2.0 FTE with PHDEP funding.

9120 Security Personnel Not Applicable					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDep Funding	Other Funding (Amount/ Source)	Performance Indicators
1.							

9130 Employment of Investigators Not Applicable					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDep Funding	Other Funding (Amount/ Source)	Performance Indicators
1.							

9140 Voluntary Tenant Patrol Not Applicable					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDep Funding	Other Funding (Amount/ Source)	Performance Indicators
1.							

9150 Physical Improvements					Total PHDEP Funding: \$16,818		
Goal(s) To reduce drug-related crime in public housing.							
Objectives	To improve lighting and other physical deterrents						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount/ Source)	Performance Indicators
1. Install outside lighting in high crime areas	700	Public housing residents	1/4/00	12/31/01	\$16,818	\$1,000	Lights installed; reduced crime; increased perception of resident safety

9160 Drug Prevention					Total PHDEP Funding: \$1,068,229		
Goal(s): To prevent the use of drugs by providing an array of prevention services.							
Objectives	1. MDHA will administer the grant to achieve the goals and objectives.						
	2. Provide educational programs to increase children’s academic skills.						
	3. Provide substance abuse education.						
	4. Provide recreational and cultural activities.						
	5. Provide employment readiness and job placement for youth and adult residents.						
	6. Employ residents with PHDEP funding.						
	7. Increase school attendance by providing a truancy reduction program, suspension school and bus program.						
	8. To reduce violent crime in delinquent youths.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount/ Source)	Performance Indicators
1. Academic enrichment – Other Education - Youth	100	Development youth	1/4/00	12/31/01	\$190,900	\$72,920 from PREP and Project S.E.E.	75 development youth will be provided summer academic enrichment. 50 development youth will be provided after school tutoring.
2. Deliver POWER curriculum – Substance Abuse Education	100	Residents who participate in PHDEP programs	1/4/00	12/31/01	See #10	See #10	80 youth with formal anti-drug curriculum; 10 adults with formal anti-drug curriculum
3. Recreational and cultural programs for children and youth	100	Development children and youth	1/4/00	12/31/01	\$121,033	\$59,100 from Metro Parks & Gra-Mar Pirates	125 youth participate in recreational and cultural programs
4. Positive Beginnings Program – Other	35	Development youth	1/4/00	12/31/01	\$115,996	\$20,000 from the YMCA Y-Cap	25 students will successfully complete program over this grant period.
5. Truancy Reduction Program-Other	100	Development children and youth	1/4/00	12/31/01	\$113,200	\$19,244 from Metro Juvenile Court	Intervene in the truancy of 45 resident youth.
6. REP program-Families Community Organization	200	Residents	1/4/00	12/31/01	\$100,000	\$18,000 from EGT	30 events will be sponsored.
7. Working Smart Program-Adult Employment Readiness	5	Adult residents	1/4/00	12/31/01	\$9,500	See #6	5 residents will graduate from the program over this grant period.

8. Youth Leadership and Apprenticeship - Youth Employment Readiness/Job Placement	30	Development Youth	1/4/00	12/31/01	\$63,310 for Youth employment; see #10 for Youth Leadership (MDHA)	See #10 MDHA and BSE Youth Apprent.	Promote youth leadership and employment readiness skills for 30 resident youth.
9. BSE Teenpreneur - Youth Employment Readiness/Job Placement	20	Development Youth	1/4/00	12/31/01	\$18,000	\$3,000	Provide entrepreneurial training and employment readiness skills for 15 resident youth.
10. Grant administration and MDHA Programs (See #2 and #8)		Public Housing Residents	1/4/00	12/31/01	\$336,290	\$30,000	File timely HUD reports. Contract with participating agencies in a timely manner. Be fiscally responsible.

9170- Drug Intervention					Total PHDEP Funding: \$38,000		
Goal(s): To reduce drug use by residents.							
Objectives		To identify and refer residents with alcohol and drug problems to appropriate treatment.					
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDep Funding	Other Funding (Amount/ Source)	Performance Indicators
1. Provide outreach events -Adults	40	Adult residents	1/4/00	12/31/01	\$38,000	\$6,000	15 events will be held each six month period

9180 Drug Treatment Not Applicable					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDep Funding	Other Funding (Amount/ Source)	Performance Indicators
1.							
2.							
3.							

9190 Other Program Costs Not Applicable					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDep Funding	Other Funding (Amount/ Source)	Performance Indicators
1.							
2.							

Section 3: Expenditure/Obligation Milestones

Budget Line Item #	25% Expenditure	Total PHDEP Funding Expended	50% Obligation	Total PHDEP Funding Obligated
9110	Activity 1	\$ 63,500	Activity 1	\$ 254,000
9150	Activity 1	4,205	Activity 1	16,818
9160	Activities 1-10	267,057	Activities 1-10	1,068,229
9170	Activity 1	9,500	Activity 1	38,000
TOTAL		\$344,262		\$1,377,047

PUBLIC HOUSING DRUG ELIMINATION PROGRAM PLAN
Revision No. 1 - June, 2001

Note: THIS PHDEP Plan template (HUD 50075-PHDEP Plan) is to be completed in accordance with Instructions located in applicable PIH Notices.

Annual PHDEP Plan Table of Contents:

- 1. General Information/History**
- 2. PHDEP Plan Goals/Budget**
- 3. Milestones**
- 4. Certifications**

Section 1: General Information/History

A. Amount of PHDEP Grant \$1,435,166

B. Eligibility type (Indicate with an "x") N1 _____ N2 _____ R X

C. FFY in which funding is requested 2000

D. Executive Summary of Annual PHDEP Plan

In the space below, provide a brief overview of the PHDEP Plan, including highlights of major initiatives or activities undertaken. It may include a description of the expected outcomes. The summary must not be more than five (5) sentences long

This plan represents a "continuum of care" approach including enhanced law enforcement, prevention programs and an intervention component. Local law enforcement personnel (Metro Police) will provide additional patrols at varying hours to supplement the baseline law enforcement services. Prevention activities will include substance abuse education, academic enrichment and tutoring, recreational/cultural activities, employment of residents with grant funding, and community mobilization and organization. The Intervention activities will include community events designed to identify families or individual residents dealing with substance abuse problems, to provide follow-up support and to make referrals for treatment. Expected outcomes include levels of participation, frequency of activities, employment of residents and a positive impact on selected crime statistics, all of which will be tracked by a Professional Evaluator, an Evaluation Task Force, and an Advisory Council representing all agencies participating in the grant.

E. Target Areas

Complete the following table by indicating each PHDEP Target Area (development or site where activities will be conducted), the total number of units in each PHDEP Target Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area.

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)
James A. Cayce Homes	738	1,938
Parkway Terrace	125	427
Sam Levy Homes	480	1,533
Cumberland View	226	732
John Henry Hale Homes	498	1,349
*Tony Sudekum Homes	443	1,369
*J.C. Napier Homes	480	1,093

*Although these two developments will be eligible for PHDEP grant activities, the primary focus of the Program initially will be the five developments listed in the first five lines above. Should circumstances develop that allow for or warrant extending grant activities into the three developments listed last, we will do so as needed.

F. Duration of Program

Indicate the duration (number of months funds will be required) of the PHDEP Program proposed under this Plan (place an “x” to indicate the length of program by # of months. For “Other”, identify the # of months).

6 Months _____ 12 Months _____ 18 Months _____ 24 Months X Other _____

G. PHDEP Program History

Indicate each FY that funding has been received under the PHDEP Program (place an “x” by each applicable Year) and provide amount of funding received. If previously funded programs have not been closed out at the time of this submission, indicate the fund balance and anticipated completion date. For grant extensions received, place “GE” in column or “W” for waivers.

Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extension s or Waivers	Anticipat ed Completi on Date
FY 1995	\$1,590,750	TN43DEP0050195	-0-	GE	Complete
FY 1996	\$1,603,250	TN43DEP0050196	-0-	GE	Complete
FY 1997	\$1,679,860	TN43DEP0050197	-0-	GE	Complete
FY 1998	\$1,681,680	TN43DEP0050198	-0-	None	Complete
FY 1999	\$1,377,047	TN43DEP0050199	\$ 245,403	None	1/4/02
FY 2000	\$1,435,166	TN43DEP0050100	\$1,284,995	None	9/5/02

Section 2: PHDEP Plan Goals and Budget

A. PHDEP Plan Summary

In the space below, summarize the PHDEP strategy to address the needs of the target population/target area(s). Your summary should briefly identify: the broad goals and objectives, the role of plan partners, and your system or process for monitoring and evaluating PHDEP-funded activities. This summary should not exceed 5-10 sentences.

A consortium of agencies has been assembled to participate in PHDEP activities. These activities are designed to attract residents of all ages, interests and educational levels to become participants in the various programs. To promote academic enrichment and achievement, agencies such as Project Reflect, Project S.E.E., and NashvilleREAD (ORDIS), will present educational and tutorial opportunities to resident youths. Working with high-risk youths are agencies such as Juvenile Court, Metro Parks and the YMCA. Employment training and opportunities will be achieved through programs sponsored by

MDHA, EGT, and Business Services Etc. (BSE). The Meharry SISTER Program will facilitate identification and intervention for substance abusers. MDHA's POWER curriculum will offer substance abuse and life skills education to all grant program participants. Metro Police provide additional law enforcement at the targeted developments. The Advisory Council, composed of representatives from all participating agencies and development residents, will meet monthly to coordinate grant activities and to address and solve any problems that develop. MDHA's Education Specialists will monitor grant programs on a regular basis; a Professional Evaluator will lead the Evaluation Task Force in gathering and reviewing necessary data for the HUD semi-annual reports and in recommending changes as a result of reviewing this information.

B. PHDEP Budget Summary

Enter the total amount of PHDEP funding allocated to each line item.

FY <u>2000</u> PHDEP Budget Summary	
Budget Line Item	Total Funding
9110 - Reimbursement of Law Enforcement	\$ 225,000
9120 - Security Personnel	
9130 - Employment of Investigators	
9140 - Voluntary Tenant Patrol	
9150 - Physical Improvements	\$ 20,000
9160 - Drug Prevention	\$1,153,366
9170 - Drug Intervention	\$ 36,800
9180 - Drug Treatment	
9190 - Other Program Costs	
TOTAL PHDEP FUNDING	\$1,435,166

PHDEP Goals and Activities

9110 Reimbursement of Law Enforcement					Total PHDEP Funding: \$225,000		
Goal(s) To reduce drug-related crime in public housing.							
Objectives		To provide enhanced police coverage.					
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount/ Source)	Performance Indicators
1. Hire off duty police officers.	5,979	Public housing residents	9/6/00	9/5/02	\$225,000	\$27,667	Provide 2.0 FTE with PHDEP funding.

9120 Security Personnel Not Applicable					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDep Funding	Other Funding (Amount/ Source)	Performance Indicators
1.							

9130 Employment of Investigators Not Applicable					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDep Funding	Other Funding (Amount/ Source)	Performance Indicators
1.							

9140 Voluntary Tenant Patrol Not Applicable					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDep Funding	Other Funding (Amount/ Source)	Performance Indicators
1.							

9150 Physical Improvements					Total PHDEP Funding: \$20,000		
Goal(s) To reduce drug-related crime in public housing.							
Objectives	To improve lighting and other physical deterrents						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDep Funding	Other Funding (Amount/ Source)	Performance Indicators
1. Install outside lighting in high crime areas	700	Public housing residents	9/6/00	9/5/02	\$20,000	\$1,000	Lights installed; reduced crime; increased perception of resident safety

9160 Drug Prevention					Total PHDEP Funding: \$1,153,366		
Goal(s): To prevent the use of drugs by providing an array of prevention services.							
Objectives	1. MDHA will administer the grant to achieve the goals and objectives.						
	2. Provide educational programs to increase children’s academic skills.						
	3. Provide substance abuse education.						
	4. Provide recreational and cultural activities.						
	5. Provide employment readiness and job placement for youth and adult residents.						
	6. Employ residents with PHDEP funding.						
	7. Increase school attendance by providing a truancy reduction program, suspension school and bus program.						
	8. To reduce violent crime in delinquent youths.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount/ Source)	Performance Indicators
1. Academic enrichment – Other Education -Youth	150	Development youth	9/6/00	9/5/02	\$219,858	\$77,920 from PREP, Project S.E.E. and ORDIS	75 development youth will be provided summer academic enrichment. 75 development youth will be provided after school tutoring.
2. Deliver POWER curriculum – Substance Abuse Education	100	Residents who participate in PHDEP programs	9/6/00	9/5/02	See #10	See #10	80 youth with formal anti-drug curriculum; 10 adults with formal anti-drug curriculum
3. Recreational and cultural programs for children and youth	100	Development children and youth	9/6/00	9/5/02	113,200	59,100 from Metro Parks	100 youth participate in recreational and cultural programs
4. Positive Beginnings Program – Other	35	Development youth	9/6/00	9/5/02	133,200	20,000 from the YMCA Y-Cap	25 students will successfully complete program over this grant period.
5. Truancy Reduction Program-Other	100	Development children and youth	9/6/00	9/5/02	113,200	19,244 from Metro Juvenile Court	Intervene in the truancy of 45 resident youth.
6. REP program-Families Community Organization	200	Residents	9/6/00	9/5/02	160,000	18,000 from EGT	30 events will be sponsored.
7. Working Smart Program-Adult Employment Readiness	5	Adult residents	9/6/00	9/5/02	10,000	See #6	5 residents will graduate from the program over this grant period.

8. Youth Leadership and Apprenticeship - Youth Employment Readiness/Job Placement	30	Development Youth	9/6/00	9/5/02	\$63,233 for Youth employment; see #10 for Youth Leadership (MDHA)	See #10 MDHA and BSE Youth Apprent.	Promote youth leadership and employment readiness skills for 30 resident youth.
9. BSE Teenpreneur - Youth Employment Readiness/Job Placement	20	Development Youth	9/6/00	9/5/02	\$11,767	\$3,000	Provide entrepreneurial training and employment readiness skills for 15 resident youth.
10. Grant administration and MDHA Programs (See #2 and #8)		Public Housing Residents	9/6/00	9/5/02	\$328,908	\$30,000	File timely HUD reports. Contract with participating agencies in a timely manner. Be fiscally responsible.

9170- Drug Intervention					Total PHDEP Funding: \$36,800		
Goal(s): To reduce drug use by residents.							
Objectives		To identify and refer residents with alcohol and drug problems to appropriate treatment.					
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDep Funding	Other Funding (Amount/ Source)	Performance Indicators
1. Provide outreach events -Adults	40	Adult residents	9/6/00	9/5/02	\$36,800	\$6,000	15 events will be held each six month period

9180 Drug Treatment Not Applicable					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDep Funding	Other Funding (Amount/ Source)	Performance Indicators
1.							
2.							
3.							

9190 Other Program Costs Not Applicable					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDep Funding	Other Funding (Amount/ Source)	Performance Indicators
1.							
2.							
3.							

Indicate by Budget Line Item and the Proposed Activity (based on the information contained in Section 2 PHDEP Plan Budget and Goals), the % of funds that will be expended (at least 25% of the total grant award) and obligated (at least 50% of the total grant award) within 12 months of grant execution.

Budget Line Item #	25% Expenditure of Total Grant Funds By Activity #	Total PHDEP Funding Expended (sum of the activities)	50% Obligation of Total Grant Funds by Activity #	Total PHDEP Funding Obligated (sum of the activities)
<i>e.g Budget Line Item # 9120</i>	<i>Activities 1, 3</i>		<i>Activity 2</i>	
9110	Activity 1	\$ 56,250	Activity 1	\$ 225,000
9120				
9130				
9140				
9150	Activity 1	\$ 5,000	Activity 1	\$ 20,000
9160	Activities 1-10	\$288,340	Activities 1-10	\$1,153,360
9170	Activity 1	\$ 9,200	Activity 1	\$ 36,800
9180				
9190				
TOTAL		\$358,790		\$1,435,166

Section 4: Certifications

A comprehensive certification of compliance with respect to the PHDEP Plan submission is included in the “PHA Certifications of Compliance with the PHA Plan and Related Regulations.”

Attachment N
Comments of Resident Advisory Boards
And Public Hearing

PUBLIC HOUSING RESIDENT ADVISORY BOARD MEETING

Carleen Waller Manor

January 11, 2001

Meeting opened with greetings from Mr. Seay.

Mr. Seay advised the committee that this was the second Agency plan.

RESIDENT ISSUES WERE DISCUSSED.

Concerns: Residents feel they are not treated with respect from staff.

Mr. Seay replied he needed specific information on who, what, and when they were disrespected. Mr. Seay also asked if you (the Advisory Board Members) felt that the staff needed more customer relation training. All members agreed that training is needed.

PET POLICY

Mr. Seay advised Pet Policy is not implemented at present time. The Advisory Board strongly suggests that pets should not be allowed in any of the family developments. Mr. Seay explained that the Agency would be submitting a plan to H.U.D. Hopefully, they may give relief in certain areas of this situation and others. Mr. Seay said he will keep the Advisory Council aware of these recommendations.

GOING TO FLAT RENTS AT ALL DEVELOPMENTS

Reasons For This:

- Will eliminate the need for reporting income except to add or drop household members, reduces the number of contacts between residents and management by approximately 8,000 annually.
- Eliminates residents having to take time off work to report changes.
- Will eliminate retro rent.
- Residents will always know what the rent is.
- Encourages residents to become employed or develop income other than AFDC.
- Would encourage greater range of incomes.

Reasons Against:

- Could increase eviction rate for non-payment of rent (approximately 33% of households receive AFDC).

After discussion, members felt this issue of Flat Rent should be tabled for further discussion. However, members confirmed that they do like the plan of income disallowance and would like for it to continue.

Mr. Tinnin asked if Human Services and MDHA staff were working together to form a bond of work relations for residents.

Mr. Seay said yes.

Lease Change

After group discussion Ms. Watkins stated she feels that the new lease is explanatory. No recommendation for changes to be made. This was agreed by all.

All of the above were presented to the Advisory Members for recommendations and/or approval.

Next Advisory Board meeting will be March 22, 2001 at 1:30P.M. At Central Office.
Present: W. Hugger (5-1), L. Stewart (5-13), J. Tinnin (5-14), G. Fleming (5-06), L. Watkins (5-25).

Public Housing Resident Advisory Board Meeting
Training Center
February 28, 2001

The RAB met with Department Directors or representatives for the purpose of getting input into the agency plan. Each Director gave a brief presentation of what the department does and the plans for the coming year. The residents were asked for input and were advised they could give more input later.

Present were: **RESIDENTS** Joel Tinnin, from I.W. Gernert, Wanda Hugger from James Cayce, Leslie Watkins from Neighborhood Housing and Resident Commissioner, Lena Stewart from Edgefield Manor and Gayle Fleming from John Henry Hale **DIRECTORS** Charlene Murphy-Community Services, Richard Giles-Rehab and Related Services, Sara Farris-General Services, Mike Clinard Hope VI, Jerry Seay-Housing Management **REPRESENTATIVES** Paul Johnson-Community Development, Ed Shewmaker-Operations

The following is a summary of questions or comments from residents and the responses listed by Department.

Community Services		No questions or comments
Community Development		No questions or comments
General Services	Comment	There appears to be a duplication of services in some of the developments. Specifically in Cayce Homes
	Response	A meeting will be scheduled with Ms. Hugger, Sara Farris and Jerry Seay
Housing	Comments	As expected there were numerous questions and concerns regarding the new guidelines for Resident Association funds. The residents expressed a lot of anger and disappointment regarding this issue
	Response	MDHA will do all that it can to get more clarification on this issue and will be contacting HUD Nashville. While we are reasonably sure that dinners at fancy restaurants are out there are a lot of other activities that we believe are still eligible
Hope VI		No questions Residents were asked to submit comments on the four developments under consideration for the next Hope VI Tony Sudekum, Sam Levy, James Cayce and John Henry Hale
Operations	Question	What is being done about heaters in the high-rise?
	Response	Being replaced on an as needed basis
	Question	How are sidewalk repairs being assessed?
	Response	Based on the HUD PCS standard
	Question	How are the repairs being addressed?

Response through the use of small contracts in order to get more minority participation

	Question	What can be done about security codes in high-rises being used by unauthorized persons?
	Response	Knoch lock boxes have been installed. We will get with fire and police departments to be sure codes are changed to ones that only emergency personnel has
Rehab	Question	Does Rehab work in conjunction with Section 8? (person with vouchers for section 8 housing)
	Response	No
	Question	How is the Department of Human Services involved?
	Response	Through the weatherization program
	Questions	Can person being assisted by the churches and banks in becoming home owners participate in this program?
	Response	They can after they have owned the home for a year

The meeting ended with the residents being reminded to submit any additional questions or comments that they had on any of the topics discussed

*SECTION 8 RESIDENT ADVISORY BOARD MEETING
February 24, 2001*

Present:

Linda Springer
Dorothy Whitsey
Dimple Simpson
Michelle Todd
Lisa Howard
Sabrina Smith
Pat Clark, MDHA
Jim Thiltgen, MDHA
Pam Holliman, MDHA

Absent:

Phyllis Blakely – had to attend AHR class
Cynthia Archibald
Natascha Henderson
Elizabeth Howse
Tamia Grady
Yolanda Cato – had to work
Letra Otey
Brenda Gaines
Laquita Hill
Dorothea Hatch

The meeting was opened with prayer by Linda Springer.

Everyone introduced themselves; how long they have been on Section 8 and/or employed at MDHA.

Jim Thiltgen explained the purpose of the Advisory Committee; that HUD requires PHAs to have Committees and hold meetings to get input from participants for the Agency Plans by reviewing and discussing policies and procedures and making comments on how things are and can be improved.

Pat Clark suggested the discussion begin with:

1. Discuss changes in Section 8

2. How the program is working for participants
3. What can be done to make the program better

She explained that the Section 8 Office sent out letters to thirty (30) Section 8 participants. Ten (10) committed to serve on the committee. Some that were absent called.

The discussion started with some problems that keep people from being successful.

1. Transportation in some areas, where nice units are located is limited. People without cars can't move to these areas.
2. The application process needs to be improved so the participants can be educated more about the Section 8 Program; many are 18 years old, immature, have never lived alone. It was suggested that MDHA not issue vouchers to anyone under 21 years old. It was explained that, by law, a person was grown at 18 and MDHA could not deny their application and could not deny issuance of voucher if all guidelines were met.

MDHA does give priority to employed persons, elderly, disabled, handicap and homeless.

It was explained that education was provided during the briefing sessions in the area of budgeting and credit, because bad credit keeps a lot of participants from being accepted at some complexes that do credit reports. Other issues discussed in the briefing sessions are paying of deposits, importance of conserving energy and the impact of high utility costs on low income families.

The Committee felt MDHA should start earlier than the briefing session to counsel families on:

- ◆ Starting the housing search process earlier by giving a referral list at the application stage.
- ◆ Encourage participants to look at low poverty areas where they have friends or family.
- ◆ Have special classes for 18 year olds or people that are going out on their own for the first time.

Other concerns:

- ◆ How long landlords can hold bad debts or eviction against a person.
- ◆ Section 8 inspections— something passed last year and failed this year.
- ◆ Damages to unit; who is responsible and terminating Section 8 if damages are not paid.
- ◆ Deposits

It was stressed that tenants are responsible for the unit and owners can charge damages and/or unpaid rent. These can be taken out of the deposits.

Some accomplishments:

1. Voucher extensions – if housing is not found within 60 days, HUD allows the PHA to give an extension.

2. MDHA's ability to set priorities in how Vouchers will be issued other than date of application.
3. Clarification of the Inspection Process
 - ◆ Two required inspections.
 - ◆ One 9 months later when recertification starts.
 - ◆ Other inspections may occur for complaints, quality control, or HUD visits.
4. FSS Program
 - ◆ Provide counseling and goal setting for some participants.
 - ◆ Participants that don't follow through lose their money (why can't it be given to someone else)
 - ◆ Provides escrow that can be used to pay off debts to get family mortgage ready.

5. Section 8 Homeownership

- ◆ Joint Program between MDHA and Affordable Housing Resources, Inc.
- ◆ Section 8 participants have to qualify for 1st mortgage on their own income.
- ◆ Section 8 subsidy will pay off 2nd mortgage funded by Affordable Housing Resources, Inc.
- ◆ Priority given to FSS participants or people employed at least three (3) years and paying at least \$300.00 toward rent each month.
- ◆ House must be in Davidson County.
- ◆ As of February 24, 2001, four (4) people have closed on homes, three (3) more to close by March 31, 2001.

6. Taking of Section 8 Applications

- ◆ Applications accepted for employed persons, elderly, disabled and handicapped.
- ◆ Two days only in 2000 – November 4th and November 11th.
- ◆ Waiting list increased by over 2,700

As of February 24, 2001, only applications from the November 4th date are being scheduled for interviews to complete full application and receive voucher.

Areas of concern regarding landlords and signs of abuse from landlord:

1. Requiring residents abide by curfew.
2. Not allowing children to ride bikes on complex property.
3. Managers being disrespectful to residents and not keeping Section 8 information on families confidential.

One specific complex was mentioned and Section 8 staff were asked and agreed to check out the complaints. It was explained that landlords could be banned from participation if

landlord/tenant laws were not adhered to; landlords could also be reported to the Tennessee Human Rights Commission or the Fair Housing Office for such complaints.

The meeting ended with attendees stating that the Section 8 Office staff were always courteous and professional in their dealings with participants. When problem did arise, the office has a mechanism to handle and resolve complaints from participants. It was stated that the office staff treated participants with respect and took their calls and concerns seriously.

The meeting was adjourned.

SECTION 8 RESIDENT ADVISORY BOARD MEETING

March 31, 2001

Present:

Cynthia Archibald
Phyllis Blakely
Tamia Grady
Pat Clark, MDHA
Pam Holliman, MDHA

Absent:

Linda Springer
Dorothy Whitsey
Dimple Simpson
Michelle Todd
Lisa Howard
Natascha Henderson
Elizabeth Howse
Sabrina Smith
Yolanda Cato
Letra Otey
Brenda Gaines
Laquita Hill
Dorothea Hatch

The meeting was opened by Pat Clark. Discussion of some previous topics were discussed:

How do you think the Section 8 Program is working for participants?

- ◆ Ms. Archibald stated that now the people know their rights on Section 8 and that damage done to Section 8 units are the tenant's responsibility; if you don't pay, you can lose your Section 8. Landlords take their property off the program because of destructive tenants.

Ms. Blakely likes that priority is being given to employed participants; less problems with housekeeping, damages and rent payments.

It was suggested that information from legal services be given to tenants on general rights and laws.

To improve Section 8, staff needs to have more contact with landlords. Landlords should put rules in writing to tenants and give Section 8 a copy.

It was suggested tenants be given a copy of the Landlord/Tenant Act.

When you call the Section 8 office how are you treated? All agreed that staff was always courteous, friendly and concerned about the needs of the participants.

RAB Minutes Meeting 3-31-01

Ms. Blakely explained her experience with Affordable Housing Resources, Inc.

1st appointment– discussed budget
credit report, credit counseling.

Fulfill your FSS contract don't lose your escrow account.

Discussed units on Bransford Avenue having problems with HOPE VI residents.

Ms. Clark said she would contact Director of HOPE VI and ask:

What can be done about fence (to keep children from cutting through Ms. Grady's yard going to store and mall?

Why Community Building cannot be used?

If possible for Homeownership participants to access services and activities in HOPE VI community building.

Ms. Clark will discuss with Affordable Housing Resources, Inc. at her regular monthly meeting the concerns expressed concerning homeowners at Vine Hill.

The meeting was adjourned.

**MINUTES OF MEETING--PUBLIC HEARING
FOR COMMENT ON PHA PLANS
FOR THE
METROPOLITAN DEVELOPMENT AND HOUSING AGENCY
June 12, 2001 – 12 NOON MDHA BOARDROOM
701 SOUTH 6TH STREET
NASHVILLE, TENNESSEE**

Jim Thiltgen, Deputy Executive Director opened the meeting at 12 noon and welcomed everyone in attendance. He stated that the Plans considered are largely an update to the first Agency Plan prepared a year ago. He stated the Plan provides some

data on the needs of lower income households for rental housing, MDHA's financial resources to address those needs and the policies and procedures for operating the Public Housing and Section 8 programs. It also serves as the application for annual funding under the Capital Fund and Drug Elimination Grant programs and details how the funds will be used. Mr. Thiltgen stated that since MDHA was designated a High Performer under HUD's Public Housing Assessment Program last year, there was little need to modify the policies and procedures from the previous Agency Plan. He further stated the Plan has been under development since January with input from two Resident Advisory Boards, one representing Public Housing and the other representing Section 8. A notice was placed in the local newspapers that a draft of the Plan would be available for public review and comment at each of MDHA's housing development offices and that the hearing was to be held on this date.

Jerry Seay, Director of Housing Management, stated the Resident Association Advisory Board met and addressed issues from Capital Fund. HUD's strict limitations on the use of Resident Association funding and the income disallowance procedure were discussed at the Council of Presidents meeting. The pet policy was also discussed and has been reviewed by the Board Housing and Community Services Committee, with preparations to go before the Board for approval.

Ed Shewmaker, Modernization Coordinator, next explained the Annual Plan, the Five Year Plan and the Performance and Evaluation Reports that are contained within the Capital Plan attachments to the Agency Plan. This year's Capital Fund allocation will exceed \$10.9 million and the majority of the planned work will be the Phase II modernization work at Andrew Jackson and the first phase of work at Cumberland View. Once all of this work is started the Agency will have four major projects under construction consisting of work at Preston Taylor, J. C. Napier, Andrew Jackson and Cumberland View and, due to the extensive work in those developments, it is critical that the work be scheduled and coordinated to minimize resident inconvenience. The five year plan proposes to continue modernization at J. C. Napier in 2002 and Phase II Cumberland View in 2003, and conduct minor work throughout the Agency such as roof replacements, window work, door work etc. After those major modernization projects are well underway, the Agency will start to concentrate in the high-rise and cottage developments converting zero bedroom units to one and two bedroom units and doing interior up-grades to the units. In the Performance and Evaluation reports for 1998, 1999 and 2000, the 1998 work is completed. The proposed work for 1999 is all under design and most projects are under construction. The proposed 2000 work is all under design and several projects are under construction. It is anticipated that within the next few months all 1999 and 2000 work will be under contract. The purpose for reporting the Performance and Evaluation report at this time is because in the past the Agency has submitted an annual plan and five year plan at the time of the Capital Plan submission, however this year HUD is requiring the Agency to submit the Performance and Evaluation report of the past three years with the Capital Plan submission.

Leslie Watkins spoke as a representative from the Residents Advisory Board stating appreciation for the way Mr. Seay worked with the residents to view ways to utilize the funds.

Joel Tinnin expressed his agreement with the comments of Ms. Watkins and stated Mr. Seay had worked closely with them on the utilization of RA funds. He

expressed concern that HUD had so severely restricted the types of expenses that Resident Association funds could be used for, but commended MDHA for finding other funds which could be used to continue some of the traditional Resident Association functions.

Dimple Simpson commented from the Section 8 Resident Advisory Board concerning several issues discussed by the Board consisting of landlord/tenant relations; need for more than one new-tenant orientation, possible orientation sessions for landlords, and issuance of vouchers. She stated the Section 8 staff has worked very well to assist residents in the Section 8 program. Commissioner Robert Smith inquired whether the concerns described by Ms. Simpson had been addressed in the Agency Plan. Pat Clark responded, saying that we had adopted recommendations either in our operating procedures or the Plan where that was within our discretion. For example, letters had been sent to landlords describing our expectations for their dealings with Section 8 residents. For the matters which were beyond our discretion, explanations had been provided to the Resident Advisory Board members.

With no other questions or comments, Mr. Cole thanked everyone for attending the meeting, and the meeting was adjourned.